



**62 Gifford Road, Stratone
Village, Swindon, SN3 4XR**

- IDEAL FIRST TIME BUY OR INVESTMENT OPPORTUNITY
- End Terrace House
- Two Bedrooms
- Large Private Garden
- Allocated Parking
- Lounge/Diner
- Kitchen
- Gas Central Heating
- uPVC Double Glazing
- Cul-De-Sac Location

Price £164,995



*** IDEAL FIRST TIME BUY OR INVESTMENT OPPORTUNITY *** Primary Homes and Lettings are delighted to offer this two bedroom end terrace house located in a quiet cul de sac in the popular area of Stratone Village, within walking distance to all local amenities, schools and giving easy access to the A419 & M4. The accommodation comprises of entrance hallway, lounge/diner, kitchen, two bedrooms and family bathroom. The property also benefits from uPVC double glazing throughout, gas central heating, enclosed private garden and allocated parking. Viewing is highly recommended.

Entrance Hall

Doors leading to kitchen and dining room.

Lounge/Diner

13'11x12'04

Bay windows to front elevation. Electric fireplace. Laminate flooring. Stairs leading to first floor. Radiator.

Kitchen

12'04x5'08

Windows to front and side elevation. Wall and base units with rolled edge worktops over. Stainless steel sink and drainer. Gas hob with extractor over. Space and plumbing for washing machine. Space for fridge freezer. Tiled floor. 'Heat Line' boiler

Bedroom One

10'08x10'01

Window to front elevation. Built in wardrobe and storage cupboard. Laminate flooring. Radiator.

Bedroom Two

9'01x5'10

Window to front elevation. Laminate flooring. Radiator.

Bathroom

Obscure window to side elevation. White suite comprising of low level W/C, pedestal wash hand basin and panel bath. Heated towel rail. Tiled flooring. Loft access.

Garden

Enclosed garden mainly laid to lawn.

Parking

Allocated parking to the rear of property.

Sizes

Please note, all measurements of room sizes given are not guaranteed and figures are for guidance only.

Viewings

Strictly via our Swindon office telephone (01793) 641641.

Mortgages

If you would like independent mortgage advice please call Primary Mortgage Centre on (01793) 616617. Home visits available.

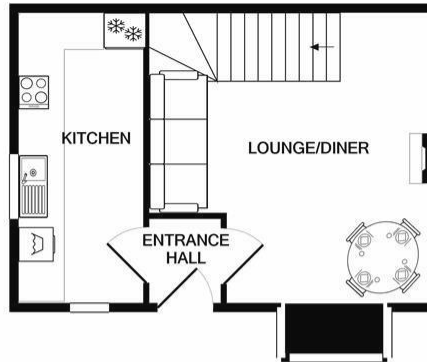
Money Laundering

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

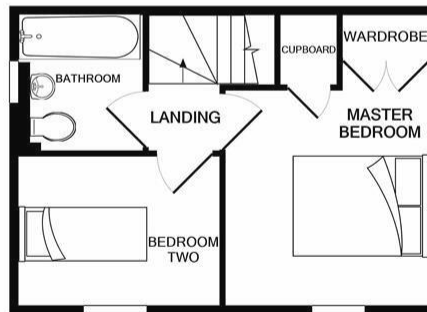


PRIMARY HOMES & LETTINGS

Tel: 01793 641 641



GROUND FLOOR
APPROX. FLOOR
AREA 363 SQ.FT.
(33.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 358 SQ.FT.
(33.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 721 SQ.FT. (67.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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