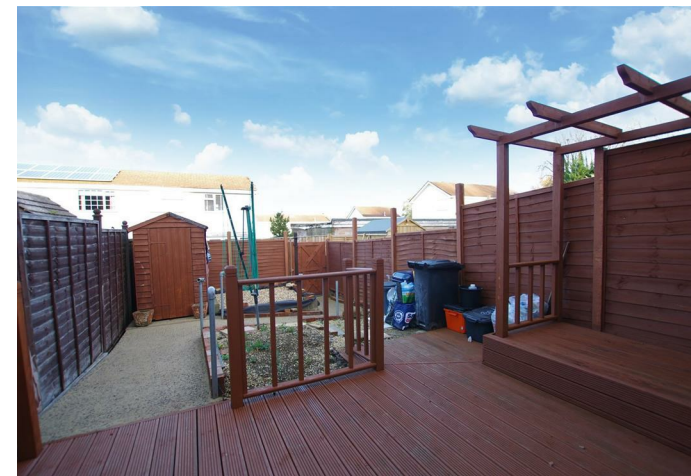




3 Brookdene, Haydon Wick, Swindon, SN25 1RN

- IDEAL FIRST TIME BUY OR BUY TO LET
- Mid Terrace House
- Two DOUBLE Bedrooms
- Garage
- 23ft Lounge/Diner
- Kitchen
- Modern Bathroom
- Low Maintenance Rear Garden
- Front Garden
- Good Location

Price £179,995



*** ATTENTION ALL FIRST TIME BUYERS AND INVESTORS *** We are pleased to offer this two DOUBLE bedroom mid terrace house located in the popular area of Haydon Wick, within walking distance to all local amenities, schools and doctors surgery. The accommodation comprises of lounge/diner, kitchen, two bedrooms and bathroom. Property also benefits from a garage with parking, front and rear garden, gas central heating and uPVC double glazing. An internal viewing is highly recommended.

Lounge/Diner

uPVC window to front elevation. uPVC patio doors to rear garden. Stairs to first floor. Under stairs cupboard. Two radiators.

Kitchen

uPVC window to rear elevation. Matching wall and base units with rolled edge worktops over. Stainless steel sink and drainer. Built in single oven. Ceramic hob with extractor hood over. Space and plumbing for washing machine. Space for fridge/freezer. Part tiled walls.

Landing

Loft access.

Bedroom One

uPVC window to front elevation. Range of built in wardrobes. Large storage cupboard. Radiator.

Bedroom Two

uPVC window to rear elevation. Radiator.

Bathroom

Obscured uPVC window to rear elevation. White suite comprising of built in double shower, pedestal wash hand basin and low level W.C. Extractor fan. Fully tiled walls. Tiled flooring. Heated towel rail.

Front Garden

Mostly laid to lawn with steps leading to storm porch.

Rear Garden

Enclosed by timber fencing. Large decking area with path leading to timber shed and gated rear access.

Garage

Up and over garage door.

Parking

To the front of the garage.

EPC

Rating - C

Sizes

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

Viewings

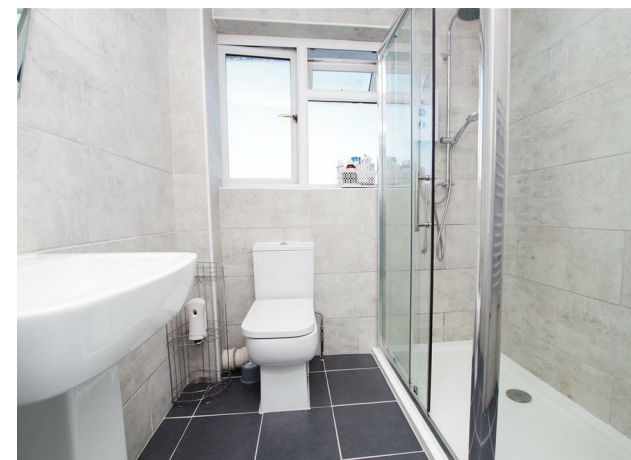
Strictly via our Swindon office telephone (01793) 641641.

Mortgages

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

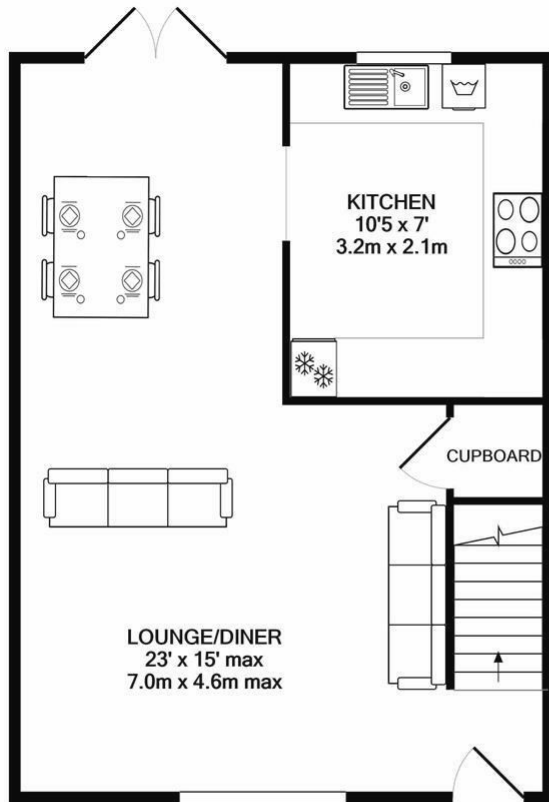
Money Laundering

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.

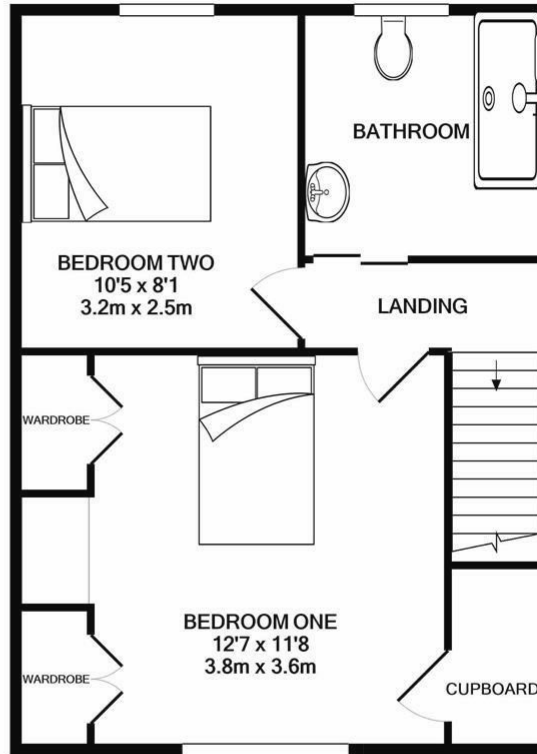


PRIMARY HOMES & LETTINGS

Tel: 01793 641 641



GROUND FLOOR



1ST FLOOR

FOR ILLUSTRATION ONLY

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC