



3 Fyne Close, Sparcells, Swindon, Wiltshire, SN5 5FQ
£159,995

SWINDON
Homes Direct

NO ONWARD CHAIN. Swindon Homes are pleased to market this Hannick built two bedroom mid-terraced property situated in a quiet cul-de-sac in Sparcells West Swindon. The Accommodation comprises; small entrance hall, lounge, dining room, kitchen, two double bedrooms and family bathroom. Further benefits include gas central heating, uPVC double glazed windows and doors, enclosed rear garden with back access plus allocated parking to the front of the property. There are local shops, schools and bus routes near by.

Front Garden

Path to front door, decorative gravel to side, wall mounted gas and electric boxes.

Entrance Hall

3' x 3' (0.91m x 0.91m)

uPVC entrance door, stairs to first floor, half glazed door to lounge, laminate floor.

Lounge

13'5" x 12'2" (4.09m x 3.71m)

uPVC window to front aspect, radiator, archway to dining area.

Dining Room

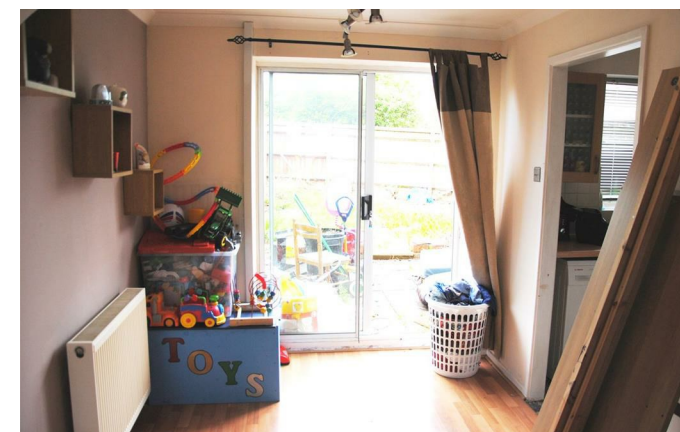
8' x 7'9" (2.44m x 2.36m)

uPVC sliding patio doors to garden, radiator, laminate floor, doorway to kitchen.

Kitchen

7' x 7'6" (2.13m x 2.29m)

uPVC double glazed window with fitted blinds to rear aspect. A modern fitted kitchen with a selection of light oak coloured units at both eye and base level, matching rolled top work surfaces and part tiled walls, inset stainless steel single bowl sink unit, space for standalone gas or electric cooker, space and plumbing for washing machine, space for fridge / freezer.





Stairs to First Floor

3' x 62" (0.91m x 1.88m)

Stairs from hallway to first floor landing, doors to bathroom and two bedrooms.

Bathroom

7'3 x 6'3" (2.21m x 1.91m)

uPVC double glazed opaque window to rear aspect. A modern white bathroom suite comprising low level WC, pedestal wash basin, panelled bath with power shower over, shower curtain, tiled walls, radiator, ceiling down lights, door to landing.

Bedroom One

12'2" x 10'01" (3.71m x 3.07m)

Two uPVC double glazed windows to front aspect, radiator, over stairs storage cupboard, built in wardrobe, door to landing.

Bedroom Two

10'9" x 9' (3.28m x 2.74m)

uPVC double glazed window to rear aspect, radiator, cupboard housing wall mounted combi boiler, access to insulated loft space.

Rear Garden

approx 34' x 16' (approx 10.36m x 4.88m)

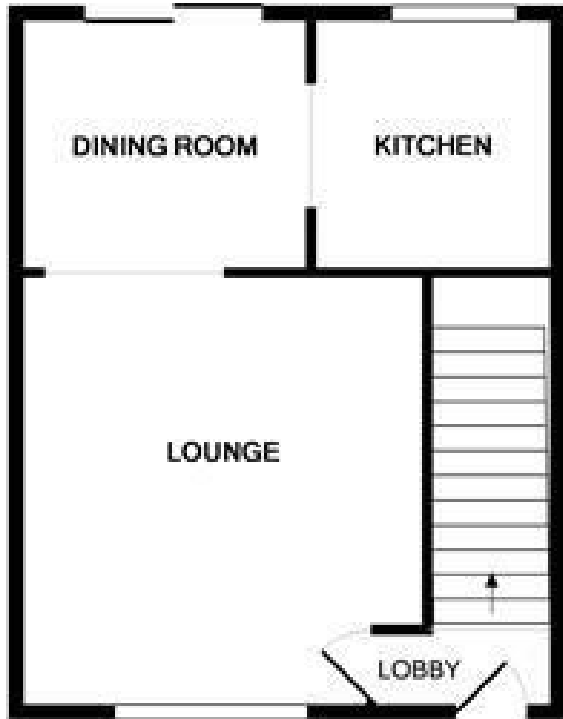
Small patio to rear of property, path to rear gate with lawn to either side, enclosed by wooden fencing.

Allocated Parking

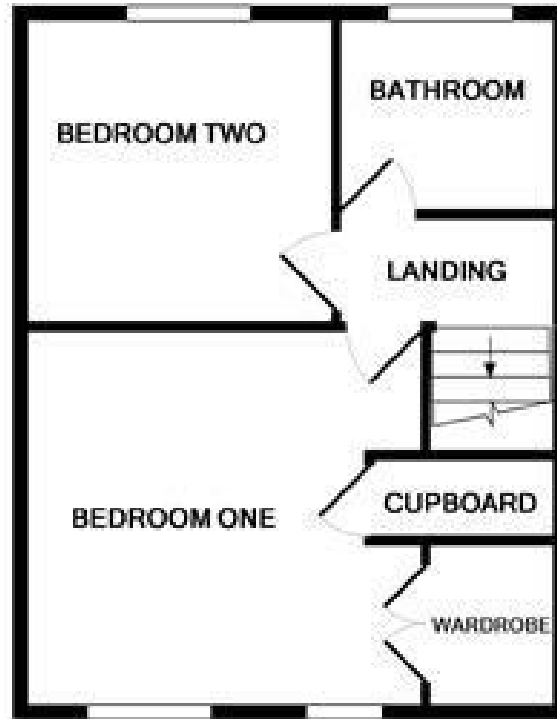


Allocated parking for one car to front of property with additional parking in cul-de-sac for visitors.





GROUND FLOOR
APPROX. FLOOR
AREA 378 SQ.FT.
(35.1 SQ.M.)

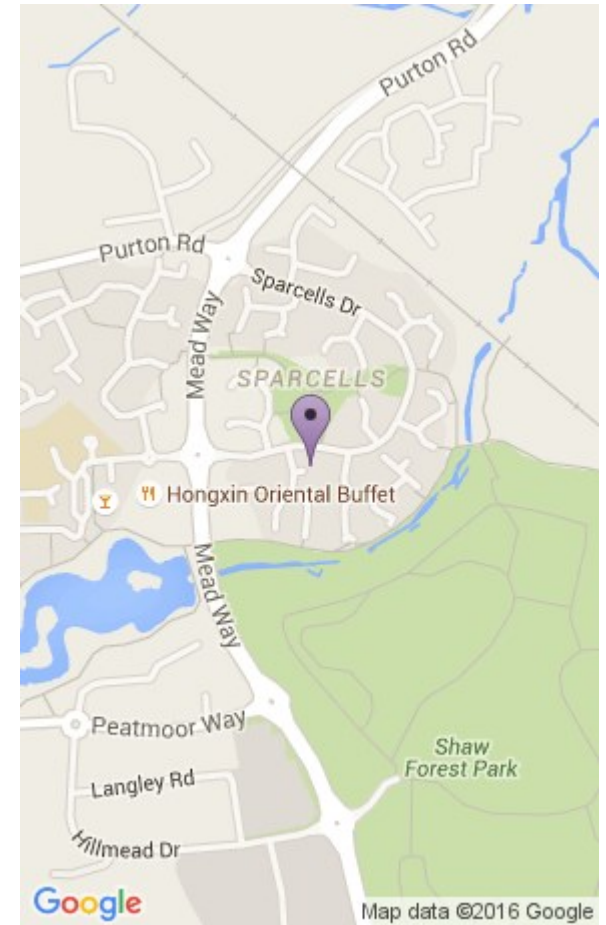


1ST FLOOR
APPROX. FLOOR
AREA 377 SQ.FT.
(35.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 755 SQ.FT. (70.1 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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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	