



4 Marjoram Close, Haydon Wick, Swindon, Wiltshire, SN2 2TH

£180,000



NO ONWARD CHAIN. Swindon Homes are pleased to market this recently decorated, two double bedroom mid-terraced property situated in a cul-de-sac in Haydon Wick Swindon. The accommodation comprises; entrance hall, lounge, kitchen diner, conservatory, two double bedrooms and a family bathroom. Further benefits include gas central heating, uPVC windows and doors, new carpets in most rooms, new bathroom flooring, enclosed rear garden with side access plus driveway parking for one car. The property is close to local bus routes, schools and shops.

Front Garden and Parking

approx 22 x 14'2" (approx 6.71m x 4.32m)

Part paved part tarmac drive, access to front door, small shrub and bush border to side, wall mounted gas and electric boxes.

Entrance Hall

3'62 x 5' (0.91m x 1.52m)

Half glazed uPVC entrance door, radiator, wall mounted fuse box, stairs to first floor, door to lounge.

Lounge

13'7" x 10' (4.14m x 3.05m)

uPVC double glazed window with fitted blind to front aspect, radiator, feature fire place with wooden mantel and surround enclosing flame effect electric fire, glazed door to kitchen.





Kitchen / Diner

7'3" x 13'7" (2.21m x 4.14m)

uPVC double glazed window to rear aspect. A modern fitted kitchen with cottage style white units at both eye and base level, matching rolled top work surfaces and part tiled walls, one and a half bowl stainless steel sink unit with mixer tap over, space for electric cooker and fridge freezer, space and plumbing for washing machine, breakfast bar with seating for two people [this could be taken down and a family size table and chairs used instead], tiled floor, radiator, opaque glazed door to conservatory.

Conservatory

8'8" x 12'9" (2.64m x 3.89m)

Brick based uPVC conservatory, perspex roof, french doors to garden, tiled floor, power and light, glazed door to kitchen.

Stairs to First Floor

landing 2'8" x 6' (landing 0.81m x 1.83m)

from hallway stairs to first floor landing, access to insulated loft space, doors to both bedrooms and bathroom.

Bedroom One

12'4" x 10' (3.76m x 3.05m)

uPVC double glazed window with fitted blind to front aspect, radiator, airing cupboard housing immersion tank, built in double wardrobe, door to landing.

Bedroom Two

9'4" x 6'7" (2.84m x 2.01m)

uPVC double glazed window with fitted blinds to rear aspect, radiator, cupboard housing wall mounted Glow Worm gas boiler, door to landing.



Bathroom

5'5" x 6'3" (1.65m x 1.91m)

uPVC opaque glazed window to rear aspect. A fitted bathroom suite comprising low level WC, pedestal wash basin, panelled bath with mixer tap and shower attachment, electric Triton shower over, folding shower screen, part tiled walls, radiator, new laminate floor, door to landing.

Rear Garden

approx 24' x 14'2" (approx 7.32m x 4.32m)

Patio to rear of conservatory, path to side gate with shrub and flower borders, remainder laid to lawn, all enclosed by wooden fencing.

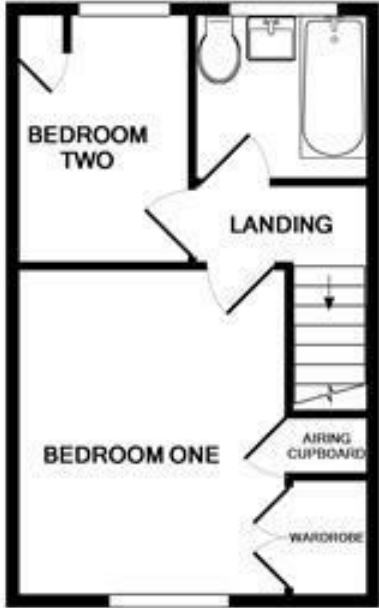








GROUND FLOOR



1ST FLOOR

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	