



**41 Ulysses Road, Swindon, SN25 2JN**  
**Offers Invited £225,000**



NO ONWARD CHAIN. TENANTED PROPERTY.  
TENANTS WOULD LIKE TO STAY. Swindon Homes are pleased to market this well presented semi-detached ,three bedroom property set in a quiet cul-de-sac in Oakhurst Swindon. The accommodation comprises; cloakroom, kitchen, dining room, lounge, master bedroom with ensuite, two further bedrooms and a family bathroom. Further benefits include gas central heating, uPVC double glazed windows and doors, enclosed rear garden with rear access, plus a single garage with parking for two to three cars. The property is close to the Orbital centre, local bus routes and schools and has easy access to the A419 if required.

#### Entrance Hall

12'3" x 4' (3.73m x 1.22m)

uPVC entrance door, radiator, doors cloakroom, under stairs storage cupboard, kitchen and lounge. stairs to first floor.

#### Cloakroom

6' x 3' (1.83m x 0.91m)

uPVC opaque window to front aspect, a white suite comprising low level WC and pedestal wash basin, radiator. part tiled walls, door to hallway.

#### Kitchen

8'2" x 11'7" (2.49m x 3.53m)

uPVC double glazed window to rear aspect. A modern fitted kitchen with light Oak effect units at both eye and base level with matching rolled top work surfaces and part tiled walls, one and a half bowl stainless steel sink unit, integrated gas hob with electric oven under and extractor hood over, space and plumbing for washing machine, space for fridge freezer, cupboard housing combi boiler, doors to dining room and hallway.





### Dining Room

8'3" x 8'4" (2.51m x 2.54m)

uPVC double glazed patio doors to rear aspect, radiator, double doorway to lounge. There is enough space for a good size family dining table and chairs.

### Lounge

12'3" x 10'9" (3.73m x 3.28m)

uPVC double glazed window to front aspect, radiator, doors to hallway and dining area.

### Stairs to First Floor

landing 4'8 x 11' over stairs (landing 1.42m x 3.35m over stairs)

From hallway 'u' shaped stairs with balustrade to first floor landing, access to insulated loft space, doors to three bedrooms and family bathroom.

### Master Bedroom

11'3" x 8'6" (3.43m x 2.59m)

uPVC double glazed window to front aspect, radiator, fitted double wardrobe, doors to en-suite and landing.

### En-suite

5'6" x 3' (1.68m x 0.91m)

White bathroom suite comprising walk in shower with tiled splash backs, pedestal wash basin and low level WC, part tiled walls, radiator, extractor fan, door to bedroom.

### Bedroom Two

7'5" x 11'7" (2.26m x 3.53m)

uPVC double glazed window to rear aspect, radiator, built in double wardrobe, door to landing.



### Bedroom Three

8'6" x 8'6" (2.59m x 2.59m)

uPVC double glazed window to rear aspect, radiator, door to landing.

### Family Bathroom

6'6" x 8'3" (1.98m x 2.51m)

uPVC double glazed opaque window to front aspect. A modern white bathroom suite comprising low level WC, pedestal wash basin, panelled bath with Mira shower over, shower curtain, radiator, extractor fan, door to landing.

### Rear Garden

approx 20'5" x 22' (approx 6.22m x 6.71m)

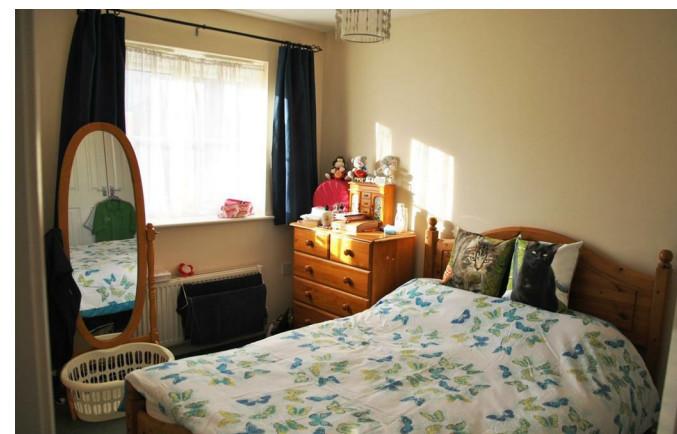
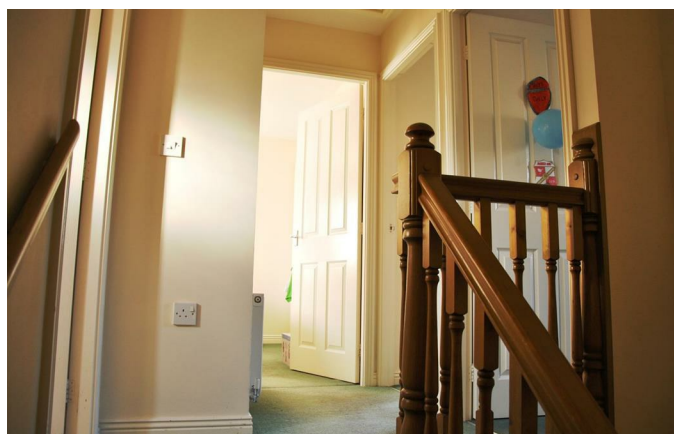
Patio to rear of property with path to back gate, lawn to side, all enclosed by wooden fencing.

### Garage and Parking

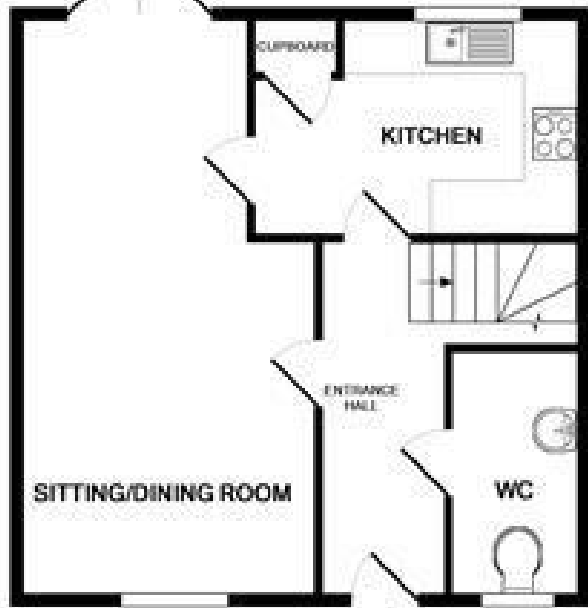
garage approx 18' x 8' (garage approx 5.49m x 2.44m)

Garage is to front and right of property, up and over door, two to three car parking spaces to front.

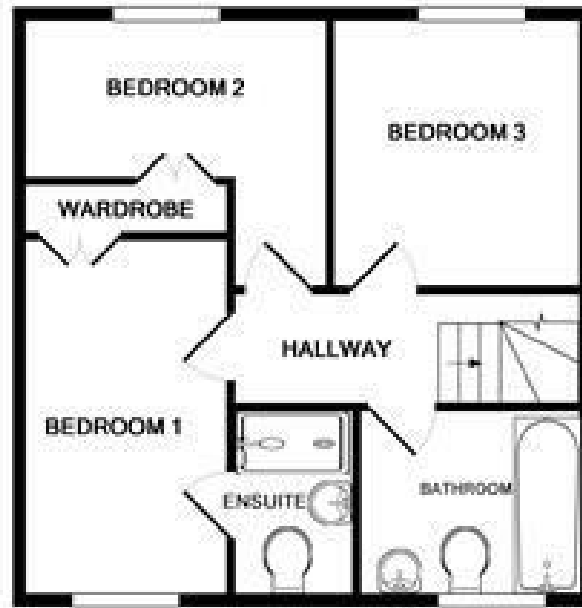






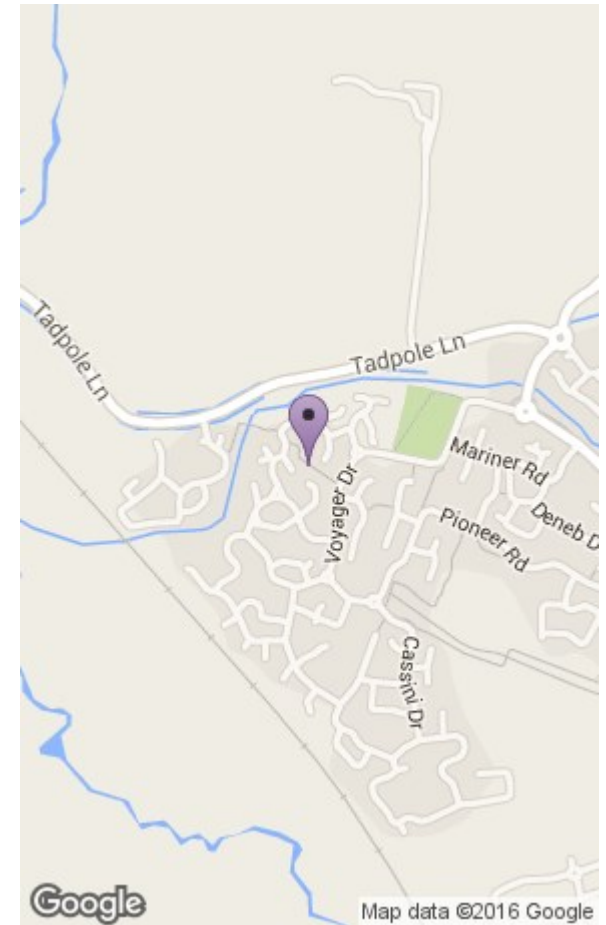


GROUND FLOOR



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 <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	