



Stratton St. Margaret, Swindon
Guide Price £325,000

Extended Family Home, Large 'Open Plan' Kitchen/Dining/Family Room, Spacious Living Room, 3

*** AN EXTENDED FAMILY HOME ***

Stylishly Presented Semi Detached Property Located Within The Very Popular Residential Area Of Stratton. This Wonderful Home Has A Very Large & Impressive 'Open Plan' Kitchen/Dining/Family Room Which Makes It The Perfect Sociable Space To Entertain With Family & Friends.

This delightful property offers excellent access to amenities such as Greenbridge Retail Park, North Swindon Orbital Retail Park & Shopping Centre. In addition, the property also provides excellent access to major road links such as the A420, A419, A417, Junction 15 Of The Motorway & the Great Western Hospital. The deceptively spacious accommodation briefly comprises: Entrance hall, living room and a spacious kitchen/dining/family room. To the first floor there are 3 BEDROOMS + A MODERN FAMILY BATHROOM. Externally there is a fully enclosed rear garden which in turn offers a high degree of privacy with gated side access leading through to a good size driveway. In addition there is a SINGLE GARAGE which can be located close by.

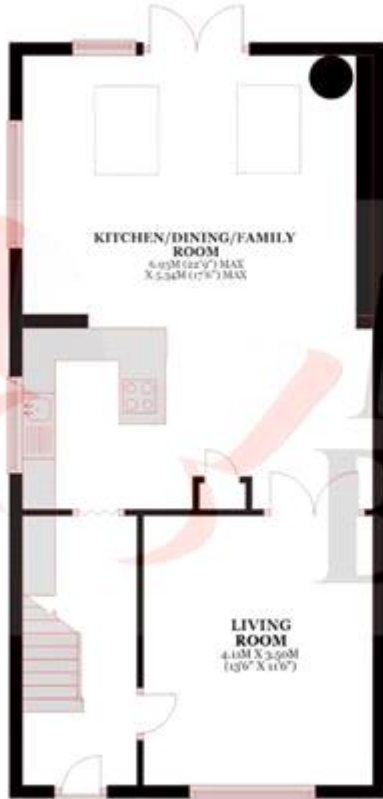
Tenure: Freehold



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

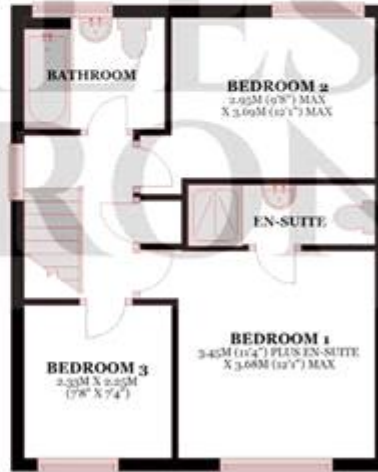
GROUND FLOOR

APPROX. 59.5 SQ. METRES (640.4 SQ. FEET)



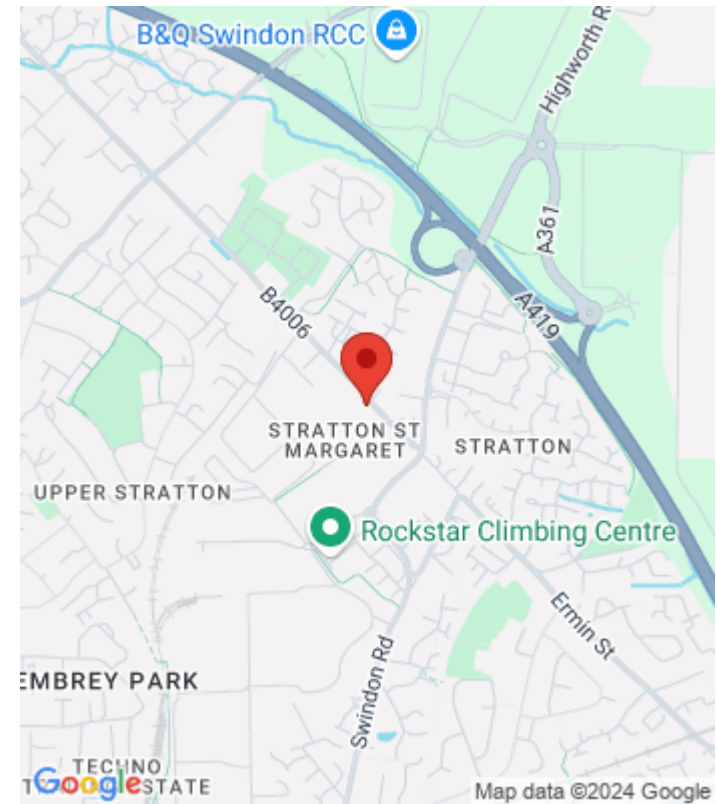
FIRST FLOOR

APPROX. 36.3 SQ. METRES (390.2 SQ. FEET)



TOTAL AREA: APPROX. 95.8 SQ. METRES (1030.7 SQ. FEET)

All images used are for illustrative purposes only and are intended to convey the concept and vision for the properties advertised only. Floor plans are intended to give a general indication of the proposed layout only. All images and dimensions are not intended to form part of any contract or warranty. Plan produced using PlanUz.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		67	83

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Viewing by appointment only
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