



Abbotsbury Way, Abbotsbury Way, Swindon, SN25 4YA

2 Bedroom Terraced House

£134,950

2 Bedrooms
Kitchen
Large Garage

Good Sized Lounge/Diner
UPVC Double Glazing
Energy Rating D

Entrance Hall

Stairs to first floor, door to useful storage cupboard

First Floor Landing

UPVC double glazed window to front aspect and stairs leading up to second floor landing, radiator, doors to living/dining room and the kitchen.

Kitchen 9' 2" x 7' 6" (2.79m x 2.29m)

Modern kitchen with stainless steel sink and drainer with mixer tap, range of matching cupboards and drawers at both eye and base level with colour co-ordinated rolled edge work surfaces and tiled splashbacks, space for electric oven with four ring gas hob, space and plumbing for dishwasher, space for fridge/freezer, radiator, UPVC double glazed window to front aspect, extractor fan.

Lounge/Diner 14' 0" x 13' 9" (4.27m x 4.19m)

2x UPVC double glazed windows to rear aspect, TV and telephone point, 2x radiators, ample space for dining table and chairs.

2nd Floor Landing

Access to fully boarded loft space, door to airing cupboard housing hot water tank and slatted shelving for linen, doors to bedroom and bathroom.

Bedroom 1 11' 10" x 10' 8" (3.61m x 3.25m)

UPVC double glazed window to front aspect, sliding mirror fronted double doors to built in wardrobe, TV point, radiator.

Bedroom 2 8' 8" x 7' 6" (2.64m x 2.29m)

Double glazed 'Velux' window to rear aspect, radiator.

Bathroom

Modern suite with bath, wash basin and WC, radiator and Velux window to the rear.

Front

Path to front door, small area of stone chippings to one side, paved area providing additional off road parking.

Garage

Larger than average single garage with metal up and over door, power and lighting, space and plumbing for washing machine providing useful space for utility area, wall mounted gas boiler, door to rear aspect leading to garden.

Rear Garden

Enclosed rear garden comprising patio area to the fore and remainder mainly laid to stone chippings for ease of maintenance, enclosed by wooden panel fencing, with further patio area to the rear of the garden.

Please Note

Room sizes quoted are approximate and should be used for guidance purposes only. All appliances, fittings or heating systems have not been tested. Buyers are advised to seek verification from their surveyor or legal representative. Any fixtures or fittings mentioned have been verbally agreed to remain by the vendors, but clarification must also be sought by your legal representative.

Viewing Strictly Through the Agent

Please call us on 01793 703703 to make an appointment.

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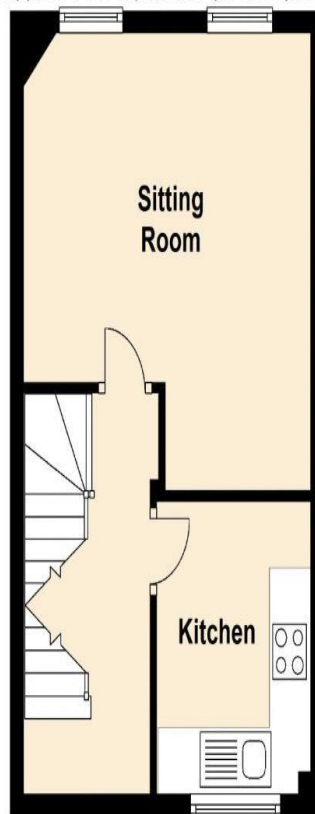
Letting?

If you are interested in purchasing this property as an investment and would like advice on rental figures, please call our Lettings Department on 01703 703721.

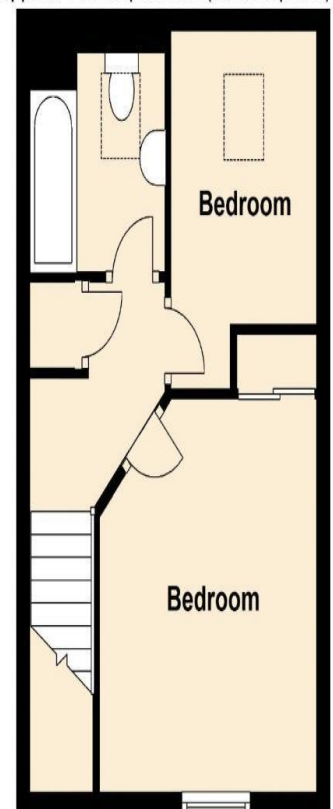
Selling?

Call us for a free no obligation valuation.

First Floor
Approx. 28.9 sq. metres (310.9 sq. feet)



Second Floor
Approx. 28.2 sq. metres (303.2 sq. feet)



Total area: approx. 57.1 sq. metres (614.1 sq. feet)