



Ceres Road, Blunsdon, Wiltshire.

£260,000 Freehold



## 33 Ceres Road, Blunsdon, Swindon, Wiltshire.

### DIRECTIONS

Please use the postcode SN26 8AF or call the office at any time for detailed directions from your location.

### SUMMARY

Modern and spacious, end of terrace house on a quiet no through road on this desirable development with two double bedrooms. There is driveway parking to the side and an enclosed, sunny, southerly facing good size garden with large summerhouse or home office. It takes advantage of this desirable village location whilst remaining convenient for the local road network and nearby amenities.

### PROPERTY

The property is accessed via a useful entrance hall with stairs leading to the first floor. To the left is a well equipped kitchen with a range of storage and appliance space. To the rear of the property is a large reception room with plenty of space for separate sitting and dining areas with a understairs cupboard and double doors leading to the garden. The ground floor is completed by a useful cloakroom with wc and wash basin. The first floor landing has spacious storage and access to all of the rooms. There are two good size bedrooms with built in wardrobes whilst the family bathroom is fitted with a suite comprising bath with shower over, wc, and wash basin.

### GARDENS

To the front of the property is a small garden with an area of slate chippings with a path leading to the front door. There is driveway parking to the side with space for at least two cars and gated access to the garden. The rear garden is enclosed by fencing and has been landscaped with a nice size patio adjoining the house and an area of lawn. There is a recently

installed summerhouse which would make a fantastic home office or just provide additional reception space as required. The garden is southerly facing and is generously sized to take advantage of its orientation.

### LOCATION

The property is located on a no through road on this desirable development. Blunsdon is a pretty village situated in Wiltshire, there is a four star hotel with small golf course and leisure amenities within the village. Cirencester is circa 10 miles away and the centre of Swindon is 6 miles with mainline railway station to Paddington. Good road communications, from the A419 giving access to the Midlands via the M5, and M4 junction 15 is close by.

### VIEWING

Viewing is available by appointment 7 days a week. Please call your local office to arrange.

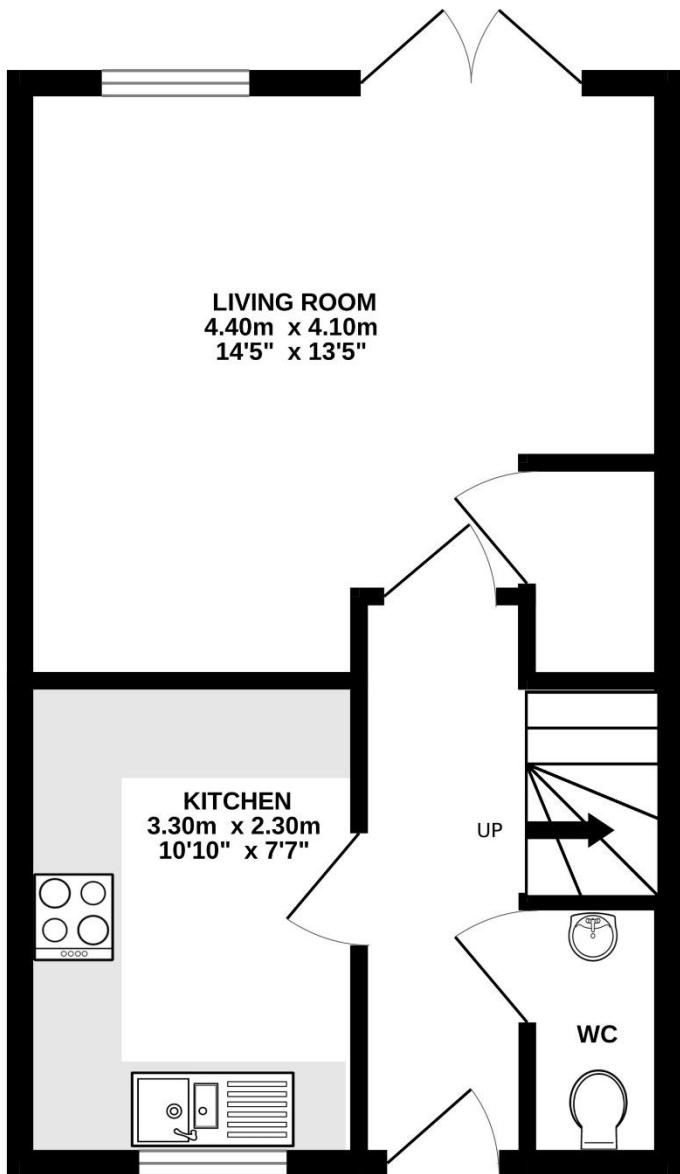
### MORTGAGE

We advise potential purchasers to speak to Financial Associates to discuss their financial requirements. Call us for further information.

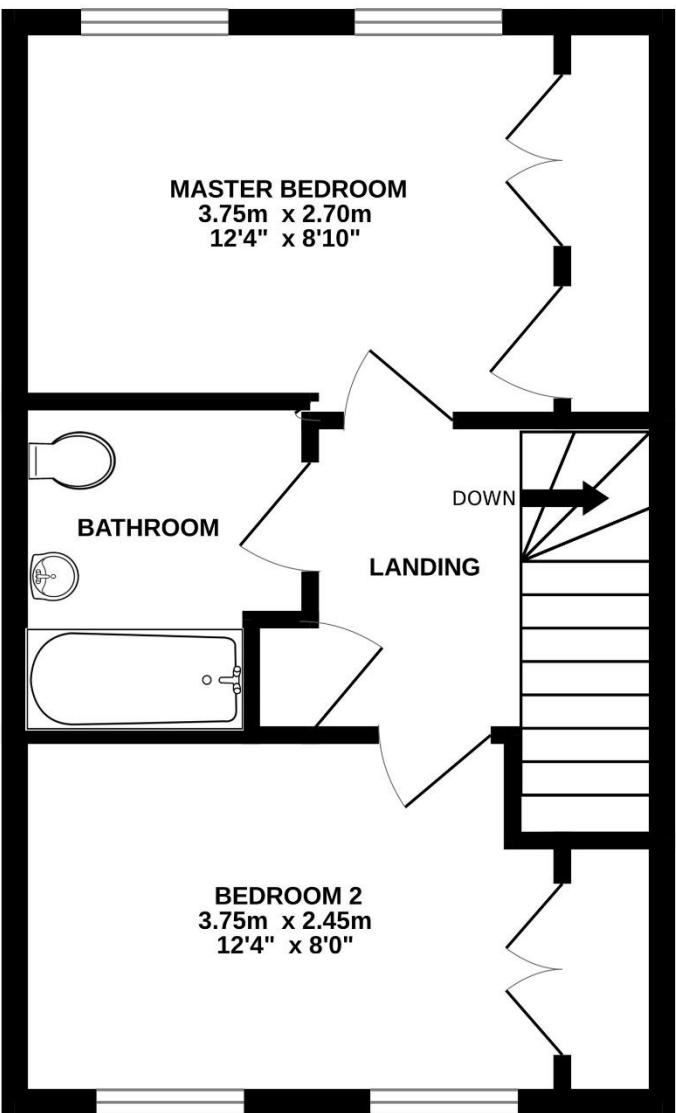
### AGENTS NOTE

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a survey, nor have we tested any services, appliances or any specific fittings at the property. Room sizes should not be relied upon for carpets and furnishings.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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