







20 Proud Close, Swindon, Wiltshire.

### **DIRECTIONS**

Please use the postcode SN5 4EH or call the office at any time for detailed directions from your location.

### **SUMMARY**

Situated in a quiet close just moments from the amenities of this popular village, is this one bedroom terraced home. The accommodation includes living room, kitchen/breakfast room, bedroom, and bathroom whilst further benefits include parking, enclosed garden and no onward chain. The property has been redecorated throughout, and has new electric heaters, but still has potential to update the kitchen and bathroom.

### **PROPERTY**

The property is accessed via a useful entrance hall with wood effect floor. A door way leads through to the living room with bay window to the front. There are stairs up to the first floor with storage cupboard below. The kitchen/breakfast room benefits from a range of built in storage and appliance space as well as space for a breakfast table. The first floor landing has a hatch providing access to the loft space and a storage cupboard with hot water tank. There is a door into the large master bedroom with built in wardrobe space. The property is completed by a family bathroom with suite comprising bath with shower over, wc, and wash hand basin.

### **GARDENS**

To the front of the property is a driveway providing parking for two vehicles and there is a pathway leading to the front door. To the side is a large garden which is enclosed by walls with gated access. It is mainly laid to lawn with a path leading to two sheds.

### **LOCATION**

The property is located within a quiet cul de sac in this popular village. Moments from the local amenities of the High Street it further offers easy access to the local road and rail network. The M4 is within easy access as is the M5. Local schools include Bradon Forest School and St Mary's Primary School.

### **VIEWING**

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

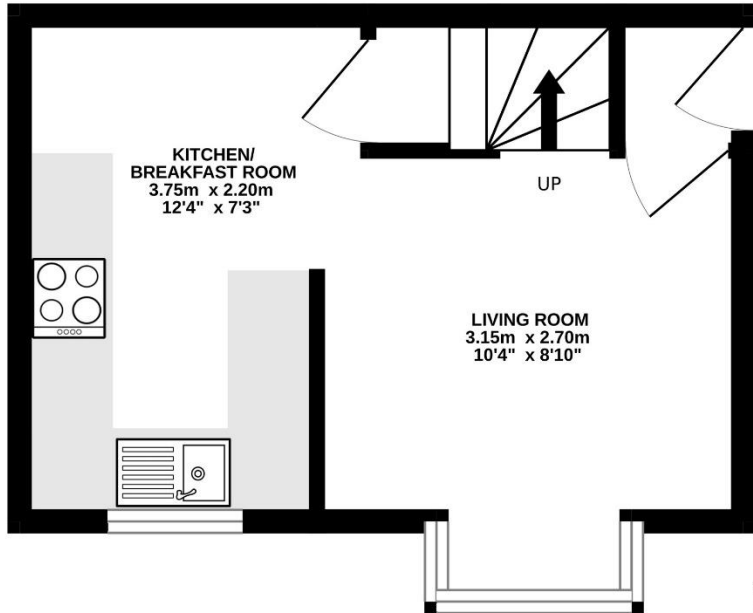
### **MORTGAGE**

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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