



11 Coronel Close, Stratton St Margaret, Swindon, SN3 4FW

£260,000
(Subject to Contract)

Hanley's

11 Coronel Close Stratton St Margaret Swindon SN3 4FW

Situated in a sought after location within a short walk of local facilities this attractive two bedroom semi-detached house is offered sale in excellent order throughout, with accommodation comprising: storm porch, hall, ground floor W.C., living room, fitted kitchen/dining room with integrated electric oven, gas hob with extractor fan over, built-in storage cupboard and French doors opening onto the rear garden. To the first floor: landing, two double bedrooms; one with a large walk-in wardrobe and bathroom with shower over the bath. Outside to the front is driveway parking for two vehicles and gated side access leads to the enclosed South -Westerley facing private rear garden which is laid to lawn, paved patio and has a large storage shed with double doors. Further benefits include gas fired radiator central heating, double glazing, attractive laminate floor to the ground floor and fitted carpets to the first floor. The property built in 2018 is offered for sale with NO ONWARD CHAIN and has the benefit of the remainder of the NHBC Certificate. There is a management charge of £229.74 per annum **Disclaimer:** Please note that the vendor of this property is related to a member of staff at Hanley's Estate Agents.



1 Bathroom



2 Bedrooms



1 Reception

EPC: B83

Council Tax Band: C

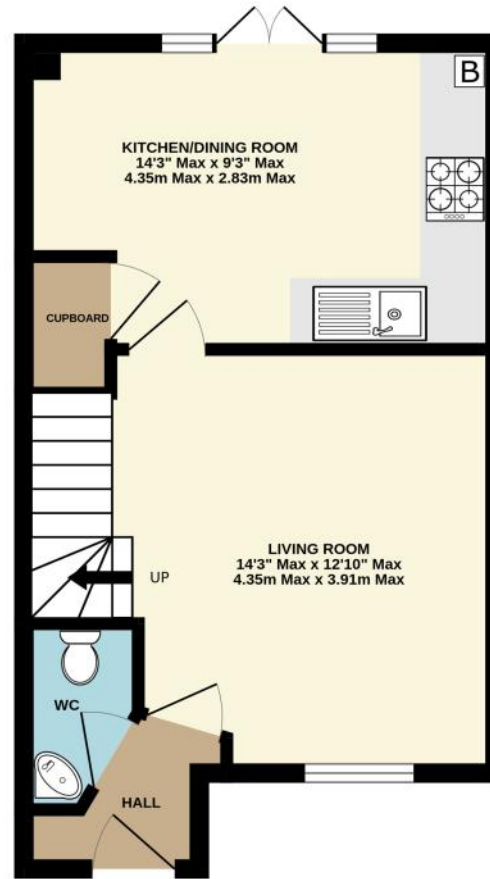
Tenure: Freehold



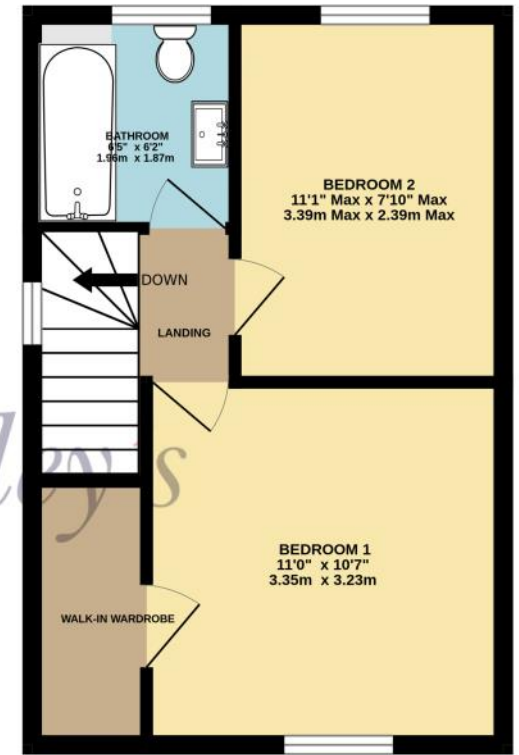
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GROUND FLOOR
330 sq.ft. (30.6 sq.m.) approx.



1ST FLOOR
315 sq.ft. (29.3 sq.m.) approx.



TOTAL FLOOR AREA : 645 sq.ft. (59.9 sq.m.) approx.

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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