

£310,000 (Offers over)

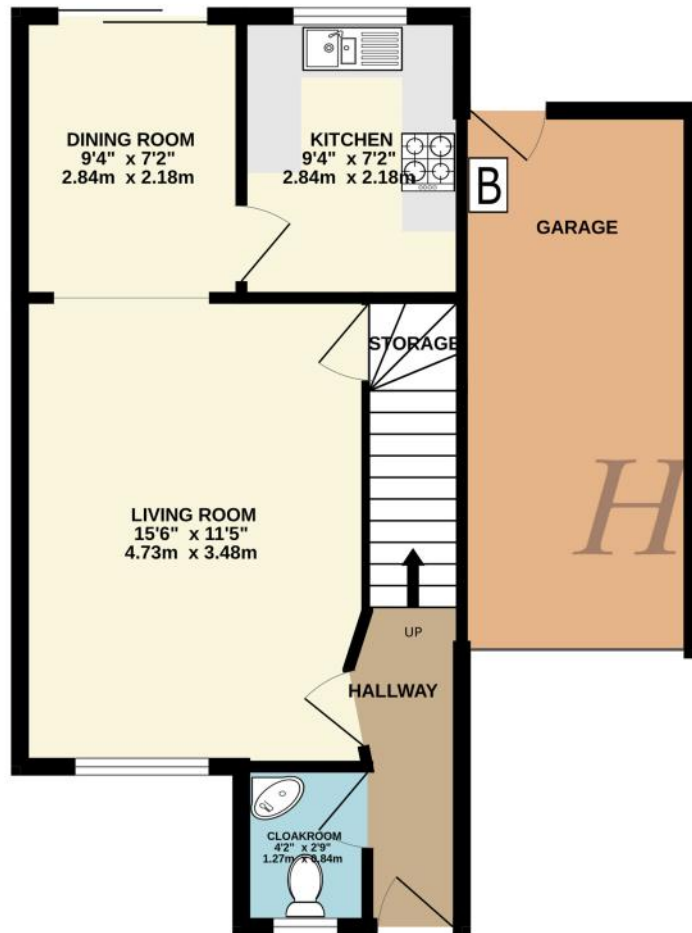
*Hanley's*



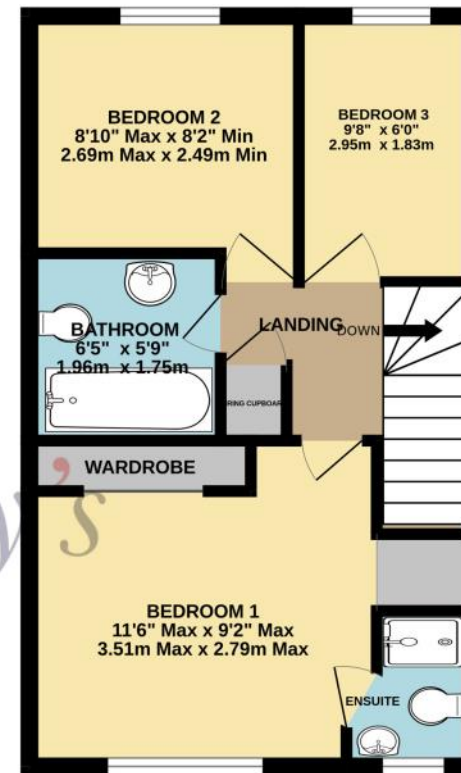
## **Syon Close, Swindon, Wiltshire, SN25 4TZ**

A three bedroom link-detached property situated in a popular cul-de-sac location close to local amenities and school. A particular feature of the property is the large rear garden which is mainly laid to lawn with patio area. The accommodation comprises: Entrance hall, cloakroom, kitchen with built-in oven, hob and extractor fan over, living room opening onto the dining room with patio doors opening to the rear garden. To the first floor : landing with airing cupboard, family bathroom and three bedrooms; master bedroom with storage and en-suite shower room. Outside to the rear is an enclosed garden with personal door to the single garage with power and light and to the front is a garden laid to lawn with driveway parking leading to the single garage.. The property is offered for sale with NO ONWARD CHAIN. Tenure: Freehold. Council Tax Band: D. EPC: D63.

GROUND FLOOR  
538 sq.ft. (50.0 sq.m.) approx.



1ST FLOOR  
363 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA : 901 sq.ft. (83.8 sq.m.) approx.

**DISCLAIMER.** These particulars, whilst believed to be accurate are set out as a general outline for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Floor plan measurements and distances are approximate only. We have not carried out a detailed survey nor tested the services, appliances or specific fittings. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.