



Fenland Close, Middleleaze, Swindon, SN5 5GG

£265,000  
(Subject to Contract)

*Hanley's*

# Fenland Close Middleleaze Swindon SN5 5GG

An attractive three bedroom end terrace property situated at the end of a cul-de-sac in a popular location. The well presented accommodation comprises: To the ground floor; Entrance hall with stairs to the first floor, living room with bay window to the front and archway to the dining room with patio doors opening onto the rear garden, fitted kitchen with a range of wall and base units and door to the rear garden. To the first floor: landing, airing cupboard, access to part boarded loft area, re-fitted bathroom with shower over the bath and three bedrooms; two with built-in wardrobes. The property further benefits from gas radiator central heating and double glazing. Outside to the front is a block paved driveway providing parking for two vehicles, an attractive garden with pathway and gated access leading to the rear garden which is mainly laid to lawn with patio area, shrub and flower borders.



**1 Bathroom**



**3 Bedrooms**



**1 Reception**

**EPC: C 72**

**Council Tax Band: C**

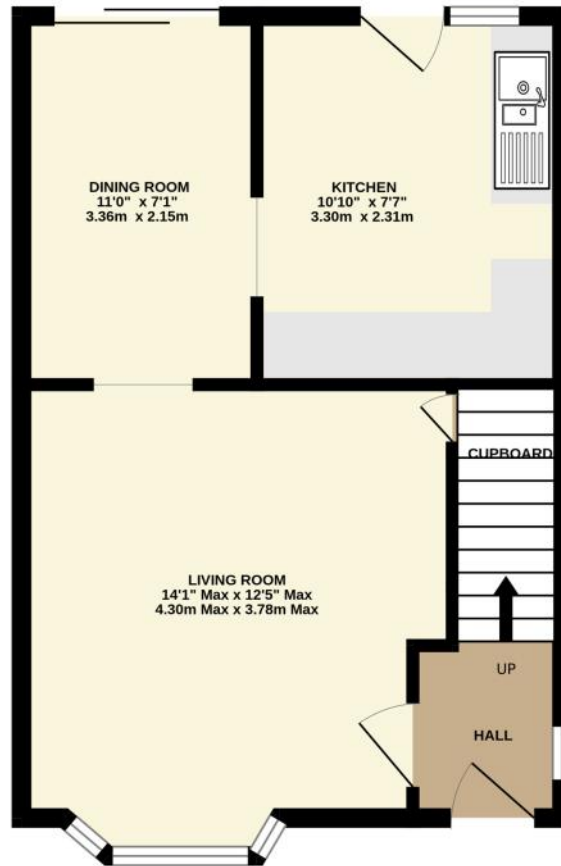
**Tenure: Freehold**



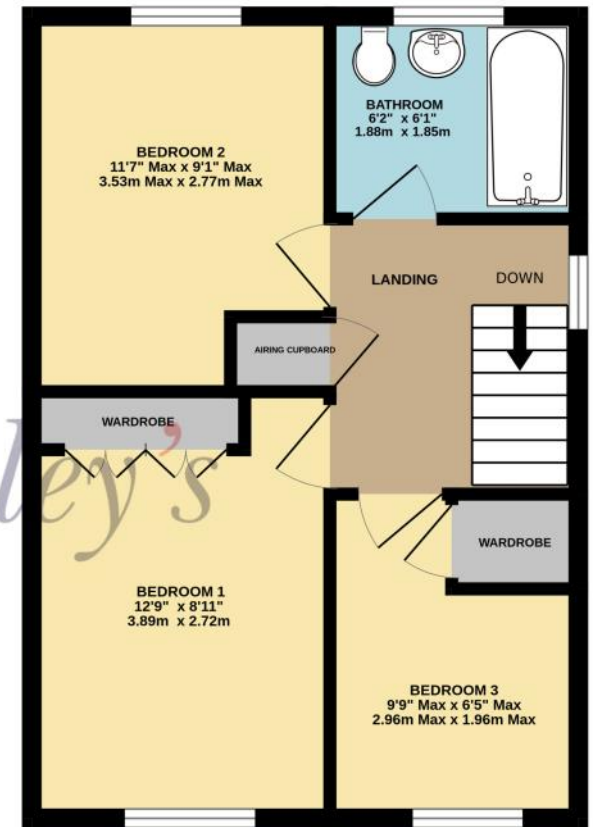
DISCLAIMER. These particulars, whilst believed to be accurate are set out as a general outline for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise 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.



GROUND FLOOR  
394 sq.ft. (36.6 sq.m.) approx.



1ST FLOOR  
392 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA : 787 sq.ft. (73.1 sq.m.) approx.

Hanley's Estate Agents  
25 High Street, Highworth, SN6 7AG  
Tel: 01793 762005 mail@hanleys.co.uk

