



Ballingers, Shrivenham, Swindon, Oxfordshire, SN6 8FP

£450,000  
(Subject to Contract)

*Hanley's*

## Ballingers Shrivenham SN6 8FP

An attractive and well presented three bedroom detached house situated in a popular location within a level walk of the High Street. Built in 2018, the property is set on a spacious plot with accommodation comprising: Entrance hall with two built-in storage cupboards, cloakroom, dual aspect living room with French doors opening onto the rear garden, fully fitted kitchen/dining room with integrated oven, induction hob with extractor fan over, dishwasher, washing machine and fridge/freezer. To the first floor: galleried landing, three good sized bedrooms; master with en-suite shower room and family bathroom. Outside to the front is a garden with pathway to the front door and driveway parking for two vehicles leading to the single garage with power, light and personal door to the rear garden which is enclosed with red brick walls to the front and fence to the sides and rear, which is mainly laid to lawn with a large patio and a selection of trees, shrubs, flower borders and productive vine. The property further benefits from gas radiator central heating, double glazing and the remainder of the NHBC certificate. Please note there is a management charge of £299.97 per annum.



**2 Bathrooms**



**3 Bedrooms**



**1 Reception**

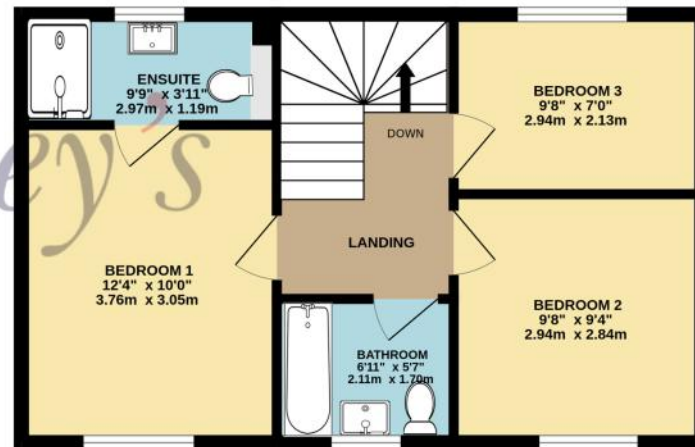
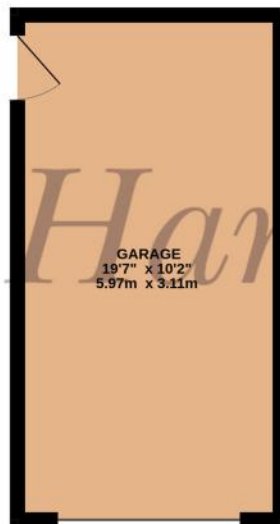
**EPC: B 83**

**Council Tax Band: D**

**Tenure: Freehold**



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TOTAL FLOOR AREA : 1076 sq.ft. (100.0 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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