



Wheatcroft Way, Swindon, SN1 2RA

£365,000  
(Subject to Contract)

*Hanley's*

# Wheatcroft Way Swindon SN1 2RA

Situated in a sought after location within a short walk of local facilities and schools this well presented three bedroom detached house offers spacious accommodation comprising: entrance hall with stairs to the first floor, ground floor W.C. fitted kitchen/ dining room with integrated double oven, five ring gas hob with extractor fan over, separate utility room with door to the garden, living room with double door to the conservatory with double doors to the garden. To the first floor: landing with airing cupboard family bathroom with shower over the bath, three good sized bedrooms; two with fitted wardrobes and one with ensuite shower room. Outside to the rear is an enclosed rear garden, laid to lawn with patio area, garden shed and gated access to the driveway and further paved parking to the front. The property further benefits from gas radiator central heating and double glazing.



**2 Bathrooms**



**3 Bedrooms**



**1 Reception**

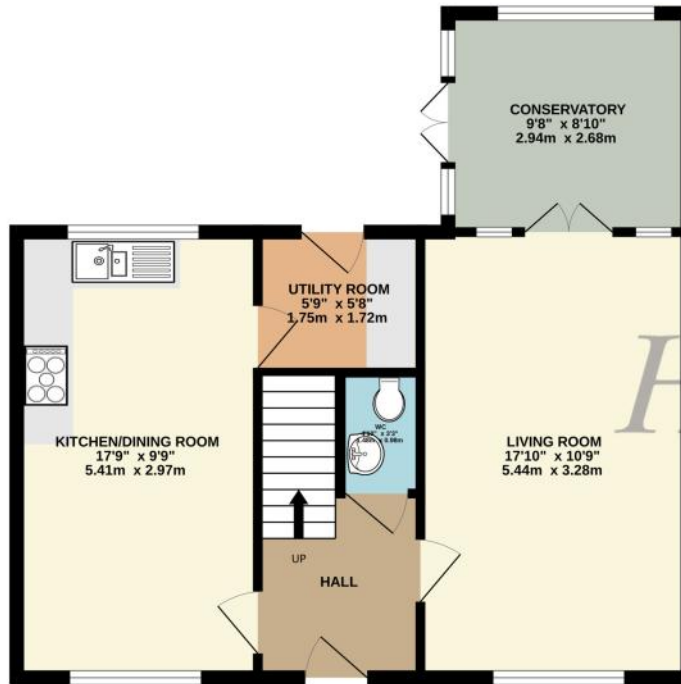
**EPC: C77**

**Council Tax Band: D**

**Tenure: Freehold**



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TOTAL FLOOR AREA : 1049 sq.ft. (97.5 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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