



29 Tulip Tree Close, Swindon, Wiltshire, SN2 1RR
Offers Invited £154,995

SWINDON
Homes Direct

NO ONWARD CHAIN. Swindon Homes Direct are pleased to market this two double bedroom end- terraced property situated in a quiet cul-de-sac overlooking the green in Pinehurst Swindon. The accommodation comprises; entrance hall, downstairs shower room, large lounge with separate dining area, kitchen, upstairs bathroom and two double bedrooms. Further benefits include gas central heating, insulated walls and loft space, cottage style uPVC double glazed windows and doors with a large tilt and turn patio door to the garden. The garage has been turned into a store room with an an up and over garage door, there is driveway parking for two cars. The garden is enclosed and south facing. The property is not an ex- council property and is close to the local shops in Gorse hill, plus bus routes and schools.

Front Garden

approx 20' x 14' (approx 6.10m x 4.27m)

A mature front garden with a selection of shrubs and bushes, path from driveway to front door.

Driveway Parking

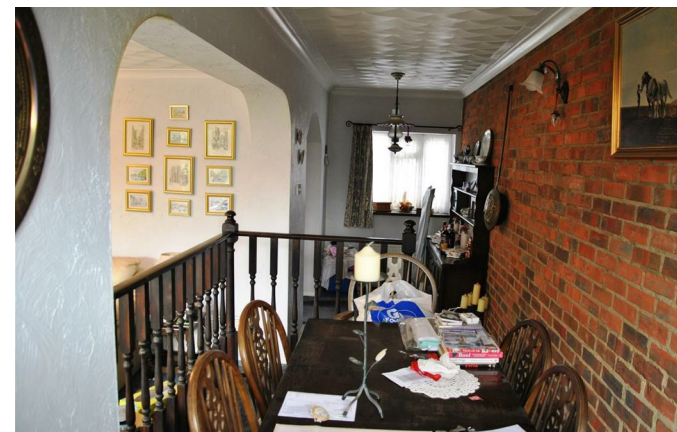
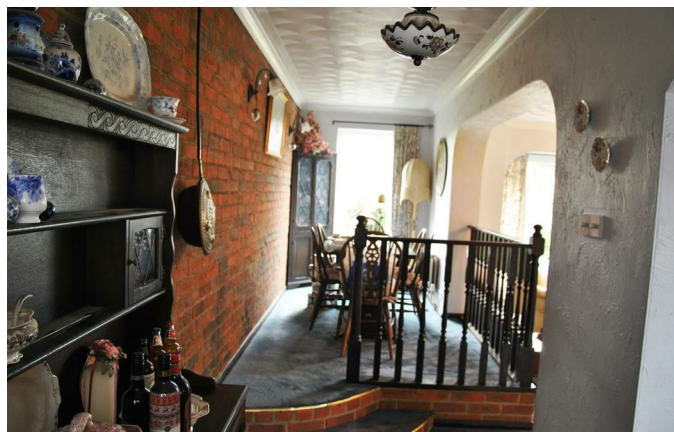
Driveway parking for two cars , half a garage with up and over door, power and light, window to side, wall mounted Ideal gas boiler, wall mounted gas meter, wall mounted electric fuse box, door to hallway.

Entrance Hall

3'8" x 7'9" (1.12m x 2.36m)

uPVC cottage style glazed front door, laminate floor, light and power, door to half garage, door to downstairs shower room, uPVC cottage style sliding door to lounge with uPVC floor to ceiling window to side.





Downstairs Shower Room

6'5" x 4'2" (1.96m x 1.27m)

A modern white bathroom suite comprising low level WC, vanity unit housing hand wash basin with draws under plus large mirror to front, walk in double shower cubicle with wall mounted Triton shower and tiled splash backs, heated towel rail, down lights, tiled floor, door to hallway.

'L' Shaped Lounge

23' x 6'8" into 16' [excluding dining area] (7.01m x 2.03m into 4.88m [excluding dining area])

'L' shaped lounge featuring bay with uPVC tilt and turn window to centre and uPVC windows to either side, two radiators, spiral staircase to first floor, feature brick fireplace with wood mantel, brick hearth housing electric fire, adjoining raised brick plinth for TV, step up to dining area with balustrade surround, small uPVC cottage style bay window to front aspect, archway to kitchen.

Raised Dining Area

11'9" x 6'3" (3.58m x 1.91m)

Raised dining area with balustrade surround, uPVC floor to ceiling window to rear aspect, feature exposed brick wall. There is enough space for family sized dining room table and chairs.

Kitchen

9'10" x 8'10" (3.00m x 2.69m)

uPVC double glazed cottage style small bay window to front aspect. A modern fitted kitchen with Walnut coloured units at both eye and base level, matching square edge work surfaces and part tiled walls, ceramic single bowl sink unit with mixed tap over, standalone electric cooker with extractor hood over, tower unit housing microwave with additional cupboard space, space and plumbing for washing machine and dishwasher, space for fridge, cottage style single glazed window to side, beamed ceiling.

Spiral Stairs to First Floor

landing 4'7" x 5'7" (landing 1.40m x 1.70m)

From side of lounge metal spiral staircase to first floor landing, access to insulated loft space, doors to both bedrooms, bathroom and airing cupboard, laminate floor.

Bathroom

7' x 8' (2.13m x 2.44m)

uPVC opaque cottage style window to front aspect. A modern white bathroom suite comprising enamel bath with electric Triton shower over, curtain rail, wall mounted mirror, low level WC, vanity unit housing hand wash basin with large wall mounted mirror and wall lights behind, radiator, tiled walls, door to landing.

Bedroom One

8'5" x 12'7" to fitted wardrobes (2.57m x 3.84m to fitted wardrobes)

Three uPVC cottage style windows to rear aspect, radiator, built in double wardrobe, laminate floor, door to landing.

Bedroom Two

10'7" x 7' (3.23m x 2.13m)

uPVC cottage style window to front aspect, radiator. laminate floor, door to landing.

Rear Garden

approx 20' x 23' (approx 6.10m x 7.01m)

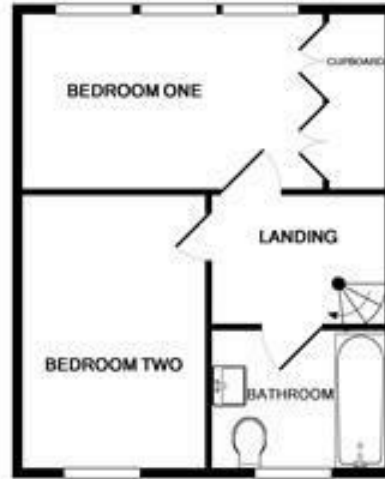
Low maintenance South facing garden with a patio to rear of property, water butt, stepping stone path and cotswold stone chippings to centre of garden with borders of mature shrubs, bushes and trees all surrounded by wooden fencing.







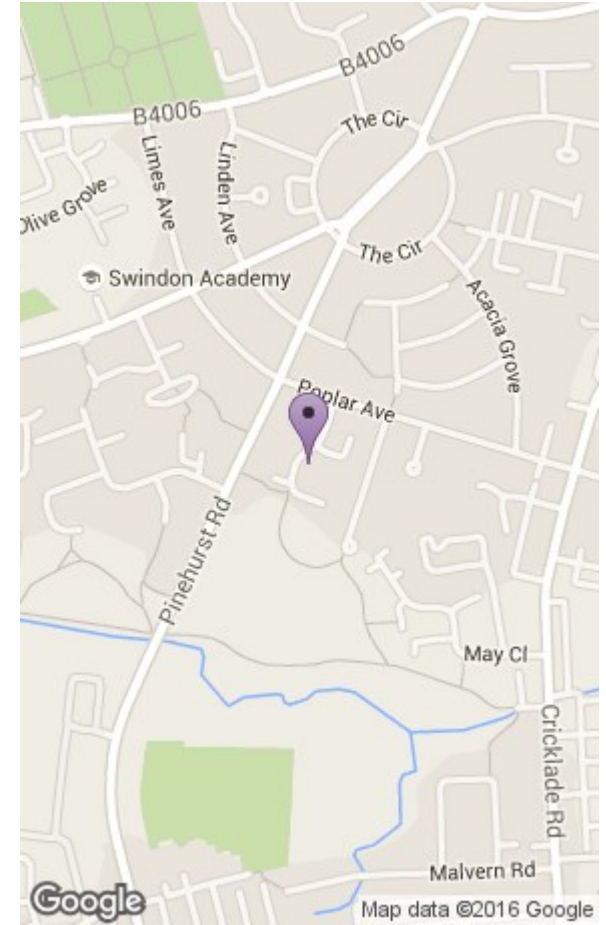
GROUND FLOOR
APPROX. FLOOR
AREA 72.9 SQ.M.
(785 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 37.1 SQ.M.
(400 SQ.FT.)

TOTAL APPROX. FLOOR AREA 110.0 SQ.M. (1184 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-------------------------|--|---|
| | Current | Potential | |
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ emissions |
| (92 plus) A | | | (81-91) A |
| (81-91) B | | | (69-80) B |
| (69-80) C | | | (55-68) C |
| (55-68) D | | | (39-54) D |
| (39-54) E | | | (21-38) E |
| (21-38) F | | | (1-20) F |
| (1-20) G | | | Not environmentally friendly - higher CO ₂ emissions |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions |
| | | 54 | 82 |
| | | | 82 |
| England & Wales | EU Directive 2002/91/EC | | England & Wales |
| | EU Directive 2002/91/EC | | EU Directive 2002/91/EC |