



20 The Chesters, Westlea, Swindon, Wiltshire, SN5 7DB

£169,995



NO ONWARD CHAIN. Swindon Homes are pleased to market this well presented two bedroom end-terraced property situated in a quiet cul-de-sac in Westlea, West Swindon. The accommodation comprises; entrance hall, galley kitchen, lounge /diner, two good sized bedrooms and a bathroom. Further benefits include uPVC double glazed windows and doors, gas central heating, an enclosed rear garden with front access and driveway parking for two cars. The property is close to local schools, shops and bus routes and has easy access to the M4 if required.

#### **Front Garden and Parking**

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

Driveway parking for one car plus hard standing of Cotswold stone for another car, path to front entrance door, wooden gate for rear access.

#### **Entrance Hall**

6'6" x 3'7" (1.98m x 1.09m)

uPVC half glazed entrance door, archway to kitchen, radiator, door to lounge.

#### **Galley Kitchen**

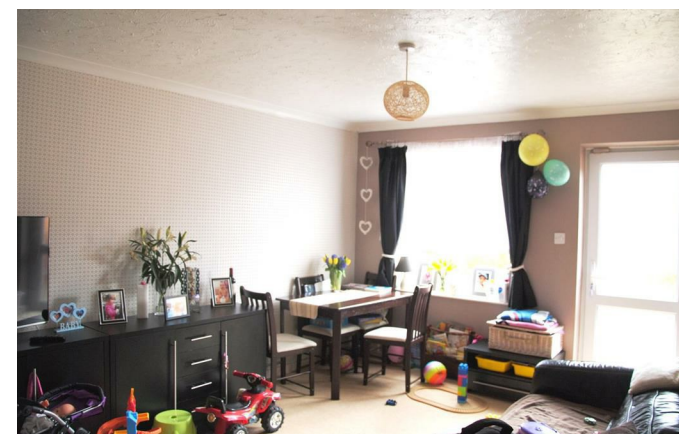
6' x 10'8" (1.83m x 3.25m)

uPVC double glazed window to front aspect. A modern fitted kitchen with a selection of cream units at both eye and base level, matching rolled top work surfaces and part tiled walls, one and a half bowl stainless steel sink unit with mixer tap over, integrated gas hob with electric oven under and extractor over, space for fridge and freezer, space and plumbing for washing machine, wall mounted Baxi boiler, archway to hall.

#### **Lounge / Diner**

14'3" x 11'8" (4.34m x 3.56m)

uPVC double glazed window and glazed door to rear aspect, radiator, under stairs storage cupboard.





### Stairs to First Floor

landing 2'6" x 6'10" (landing 0.76m x 2.08m)

From corner of lounge, stairs to first floor landing, access to insulated loft space, doors to both bedrooms and bathroom.

### Bedroom One

11'3" x 11'10" (3.43m x 3.61m)

Two uPVC double glazed windows to rear aspect, radiator, over stairs cupboard, door to landing.

### Bedroom Two

9'2" x 7'9" (2.79m x 2.36m)

uPVC double glazed window to front aspect, radiator, door to landing.

### Bathroom

7' x 6' (2.13m x 1.83m)

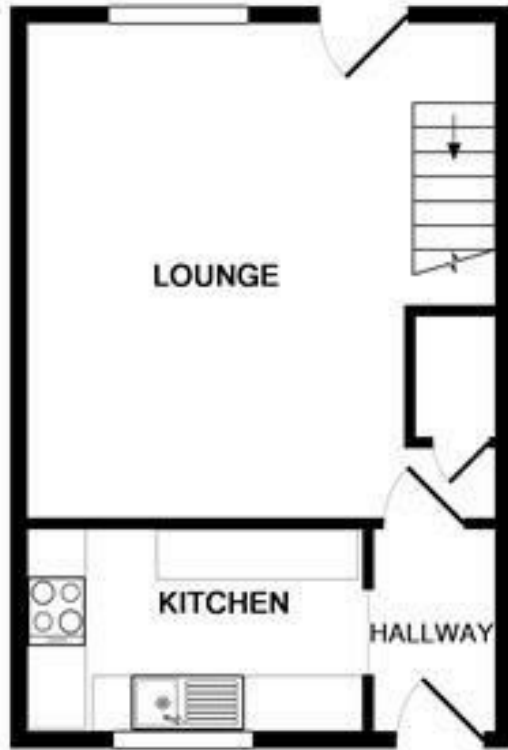
uPVC opaque double glazed window to front aspect. A modern white bathroom suite comprising pedestal wash basin, low level WC, panelled bath with mixer tap and shower attachment, shower curtain, matching tiled walls and floor. door to landing.

### Rear Garden

approx 36' x 20' (approx 10.97m x 6.10m)

Large decked area to rear of property, brick retaining wall with steps to lawn, garden shed, gate for front access, all surrounded by wooden fencing.





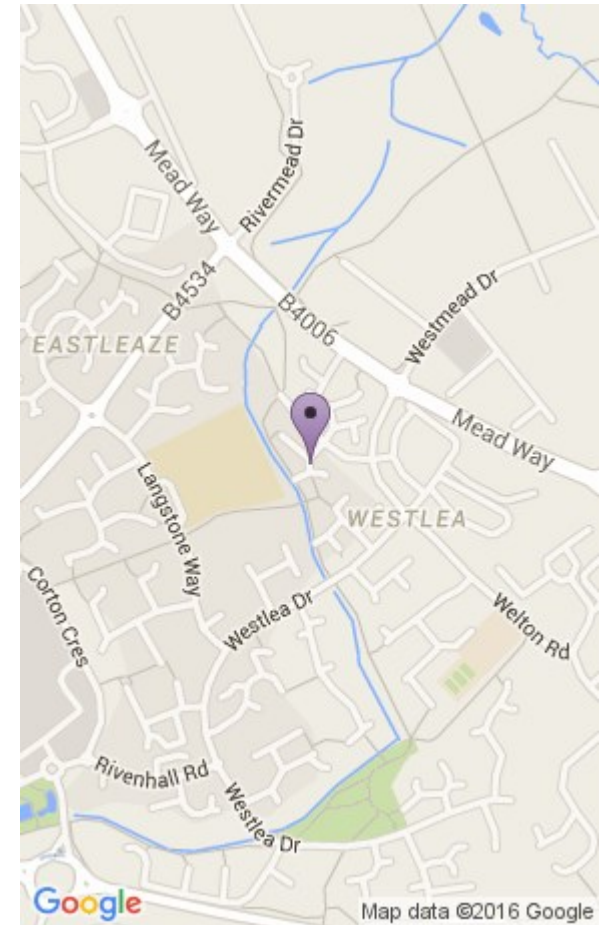
GROUND FLOOR



1ST FLOOR

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

Made with Metropix ©2016



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	