



30 Chatsworth rd, Abbey Meads, Swindon, Wilts, SN25 4TS **£189,995**

Swindon Homes are pleased to market this nicely presented two double bedroom end-terraced property situated at the end of a quite cul-de-sac in Abbey Meads Swindon. The accommodation comprises; entrance hall, cloakroom, kitchen / diner, lounge and good sized conservatory, two double bedrooms and family bathroom. Further benefits include gas central heating, uPVC double glazed windows and doors, cavity wall insulation, enclosed low maintenance rear garden with side access plus two allocated parking spaces to the side.



Front Garden

Path to front open porch and entrance door with lawn to either side, border of small shrubs, wall mounted gas and electric boxes.

Entrance Hall

4'102 x 7'3" (1.22m x 2.21m)

Half glazed uPVC entrance door, radiator, laminate floor, small uPVC window with fitted blinds to side aspect, doors to kitchen, lounge, storage cupboard and cloakroom.

Cloakroom

5'2" x 3' (1.57m x 0.91m)

uPVC double glazed opaque window to side aspect, radiator, white low level WC and pedestal wash basin with splash backs, wall mounted coat hooks.

Kitchen / Diner

8' x 12'7" (2.44m x 3.84m)

uPVC double glazed window with fitted blinds to front aspect. A modern fitted kitchen with units at both eye and base level, matching rolled top work surfaces and part tiled walls, stainless steel single bowl sink unit with taps over, wall mounted combi boiler, space for stand alone electric cooker, space and plumbing for washing machine and slim line dishwasher, space for fridge freezer, radiator.

Lounge

13'10' x 12'7" (4.22m' x 3.84m)

uPVC patio doors to conservatory, radiator, TV point, stairs to first floor.



Conservatory

12' x 9'6" (3.66m x 2.90m)

Brick based uPVC conservatory with windows to front and sides, patio doors to garden, power and light, fan assisted heater.

Stairs to First Floor

landing 4'4" x 6'6" over stairs (landing 1.32m x 1.98m over stairs)

Stairs with balustrade from corner of lounge to first floor landing, doors to both bedrooms and family bathroom, access to insulated loft space.

Bedroom One

12'7" x 10'2" (3.84m x 3.10m)

Two uPVC double glazed windows to front aspect, radiator, storage cupboard, TV and telephone points.

Bedroom Two

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

uPVC double glazed window to rear aspect, radiator, TV and telephone points.

Family Bathroom

6'5" x 5'6" (1.96m x 1.68m)

uPVC double glazed opaque window to side aspect. A modern fitted white bathroom suite comprising low level WC, pedestal wash basin, panelled bath with electric Gainsborough shower over, folding shower screen, heated towel rail, extractor fan, shaver point, part tiled walls.

Rear Garden

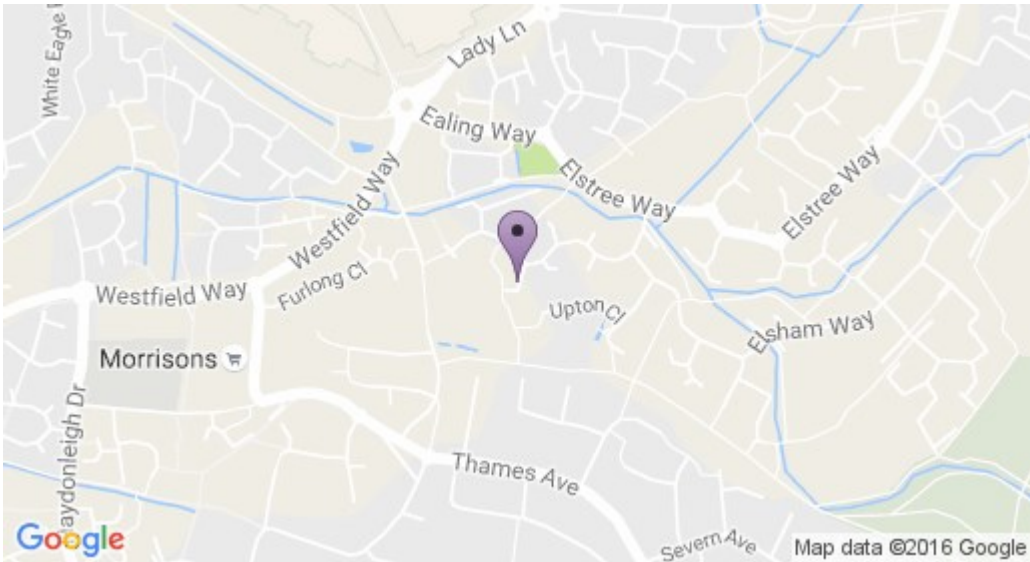
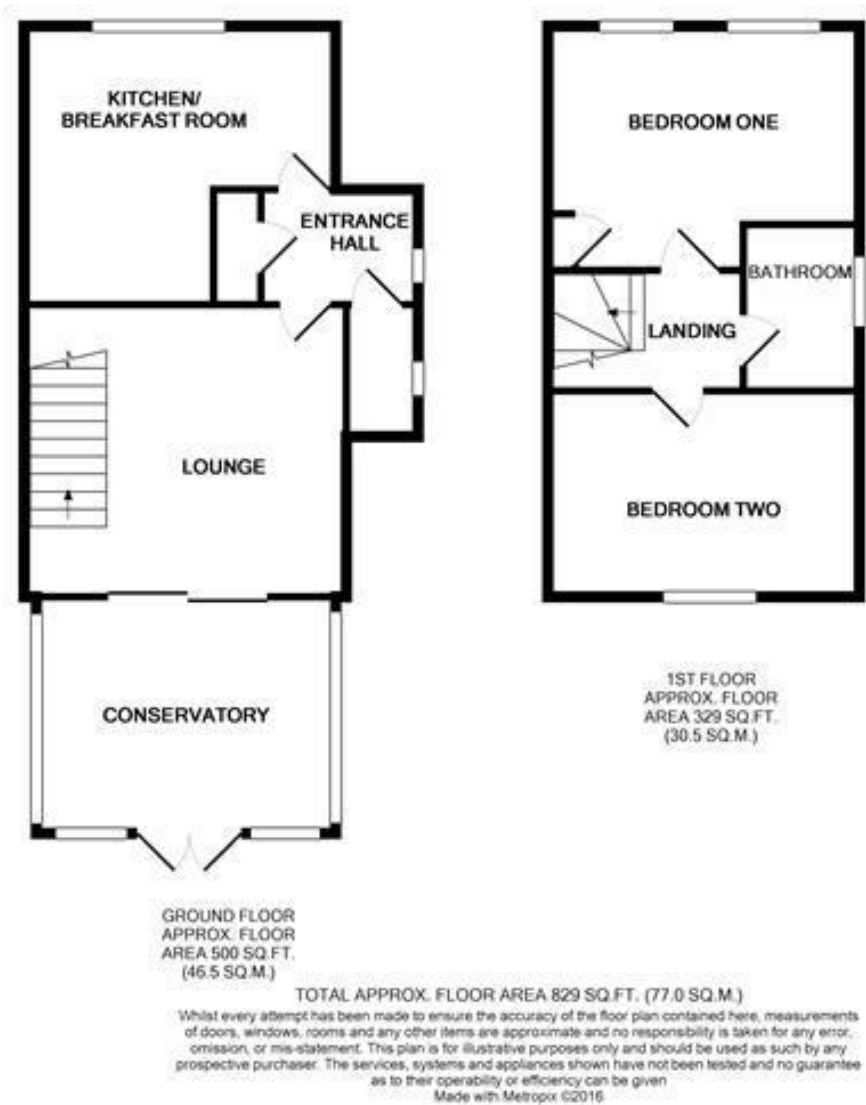
approx 17' x 4'6" into 17'8" x 29' (approx 5.18m x 1.37m into 5.38m x 8.84m)

The low maintenance rear garden has been laid with artificial grass, wooden side gate, garden shed, small log cabin [used as an office at present] has power and light, all enclosed by wooden fencing.

Parking

There are two allocated parking spaces to side of property with visitor spaces available as well.





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