



24 Benwell Close, Westlea, Swindon, Wiltshire, SN5 7BY
Offers Invited £169,995

SWINDON
Homes Direct

NO ONWARD CHAIN. Swindon Homes are pleased to market this two double bedroom mid terraced property situated in a quiet cul-de-sac in West Swindon. The accommodation comprises; entrance hall, kitchen, lounge diner, two double bedrooms and family bathroom. Further benefits include gas central heating, uPVC double glazed windows and doors, enclosed rear garden and allocated parking. The property is close to local shops and bus routes and has easy access to the M4 if required.

Hallway

12'3 x 5'8 (3.73m x 1.73m)

Half glazed door to front; stairs to first floor; wall mounted radiator; wall mounted electric box; under-stairs storage area. doors to kitchen and lounge.

Lounge

11'10 x 13'6 (3.61m x 4.11m)

Reception room with two uPVC double glazed windows to rear aspect, wall mounted radiator, half glazed uPVC opaque door to back garden, door to hallway.

Kitchen

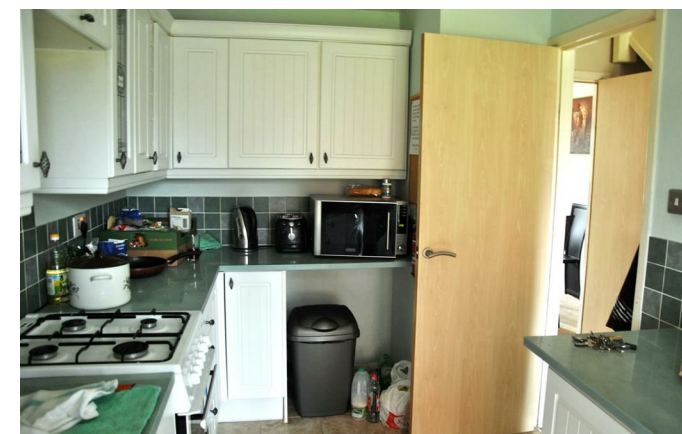
12'3 x 7'4 (3.73m x 2.24m)

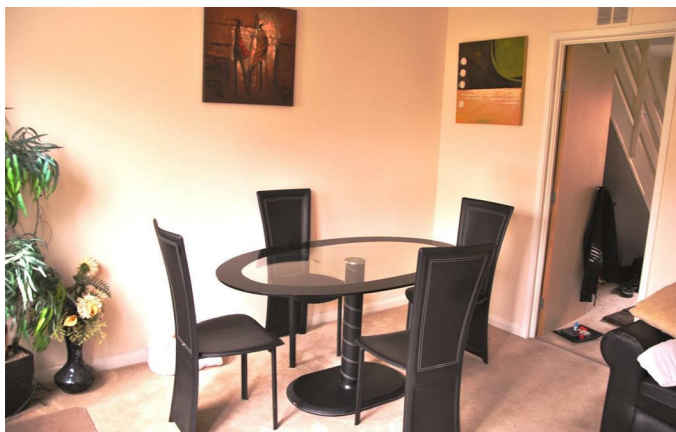
uPVC double glazed window with fitted blind to front aspect. A modern fitted kitchen with white cottage style units to both eye and base level, matching rolled top work surfaces and part tiled walls, space for fridge/ freezer and tumble dryer, space and plumbing for washing machine, one and a half bowl sink unit with mixer tap over, space for stand alone gas cooker, door to hallway.

Landing

6'4 x 6'1 (1.93m x 1.85m)

Stairs to ground floor, access to insulated loft space, doors to both bedrooms and bathroom.





Bedroom One

8'5" x 11'5 to wardrobe (2.57m x 3.48m to wardrobe)

Double bedroom with two uPVC double glazed windows with fitted blinds to rear aspect, built in triple wardrobe, wall mounted radiator, door to landing.

Bedroom Two

13'5 x 78 (4.09m x 23.77m)

Double bedroom with over-stairs airing cupboard housing immersion tank, two uPVC double glazed windows with fitted blinds to front aspect, door to landing.

Bathroom

6'4 x 5'7 (1.93m x 1.70m)

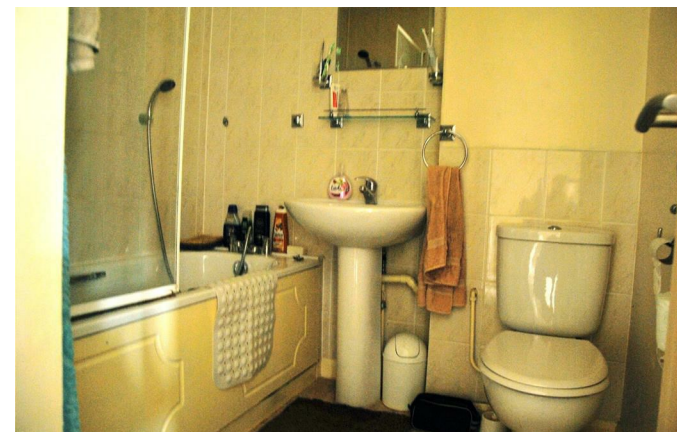
Bathroom consisting of bath with overhead shower, overhead mixer taps with shower attachment; pedestal basin with part-tiled walls.

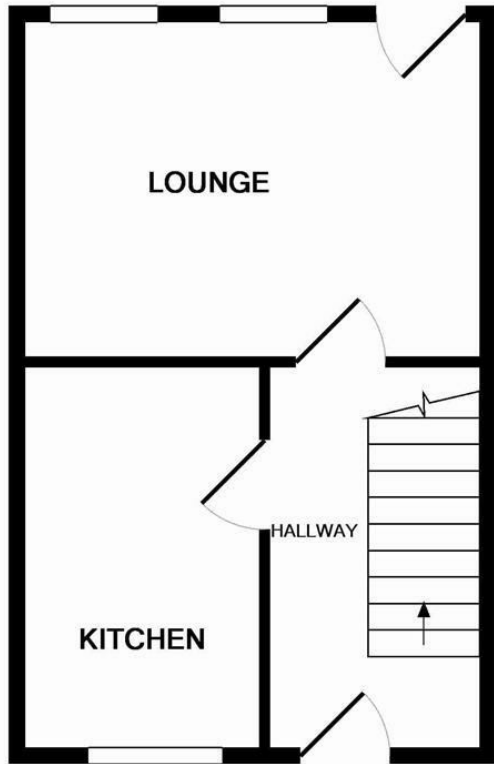
Garden

25'43 x 13'6 (7.62m x 4.11m)

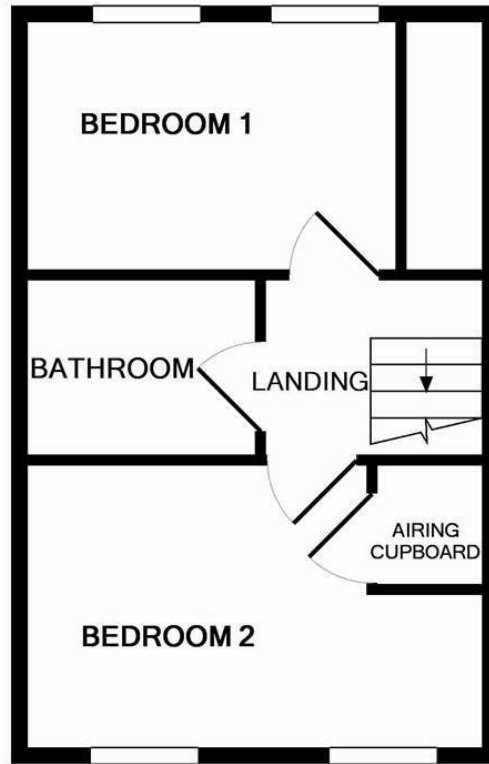
to rear of property small patio area with lawn to front enclosed by a gravel border, all surrounded with wooden fencing.

Parking





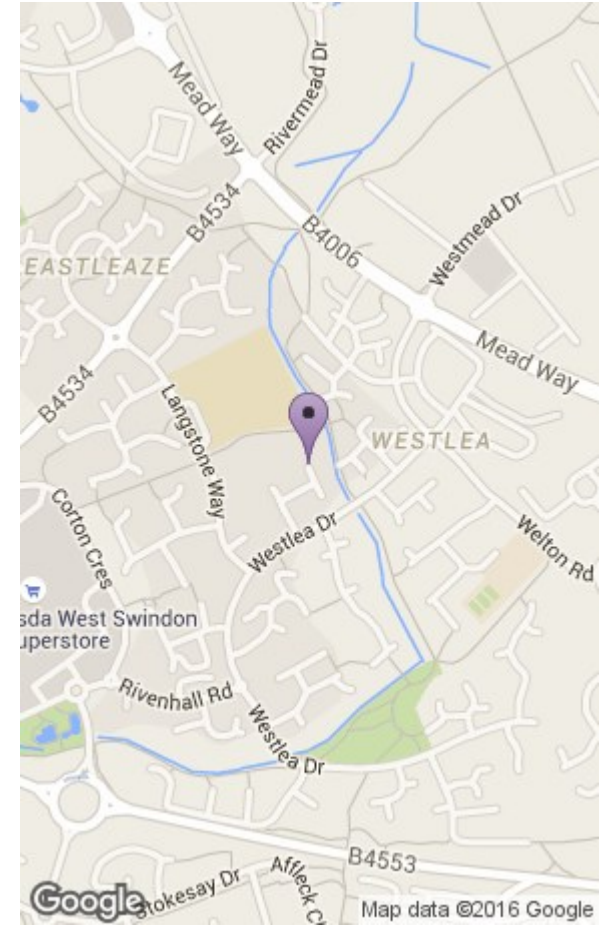
GROUND FLOOR



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

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