



38 Cloudberry Road, Swindon, Wiltshire, SN25 1SE
£169,995



Swindon Homes are very pleased to market this immaculately presented two double bedroom mid terraced property situated in a quiet cul-de-sac in Haydon Wick Swindon. The accommodation comprises; lounge, kitchen/diner, two double bedrooms and family bathroom. Further benefits include uPVC double glazed windows and doors, gas central heating, an enclosed rear garden with back access and driveway parking for one car [there is parking with in the cul-de-sac for additional cars]. The property is close to local supermarket, bus routes and schools if required. This is an ideal home for a first time buyer or investor.

Front Garden and Parking

Front garden has stepping stone path on decorative stone to front door, small border and lawn to either side. Parking for one car to front.

Lounge

11'5" x 14'2" into 11'5" (3.48m x 4.32m into 3.48m)

uPVC double glazed window to front aspect, radiator, stairs to first floor, door to kitchen.

Kitchen/Diner

8'9" x 14'3" (2.67m x 4.34m)

uPVC double glazed window and uPVC half opaque glazed door to rear aspect. A modern fitted colour coordinated kitchen with white units at both eye and base level, matching rolled top work surfaces and part tiled walls, wall mounted Worcester gas boiler, stainless steel single bowl sink unit with separate taps over, integrated electric induction hob with fan assisted oven, space and plumbing for washing machine and dishwasher, space for tumble dryer and fridge/freezer, breakfast bar with seating for two people, under stairs storage cupboard, tiled floor, radiator, door to lounge.





Stairs to First Floor

landing 3'8" x 6'5" (landing 1.12m x 1.96m)

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

Bedroom One

11'3" x 10'9" to wardrobes (3.43m x 3.28m to wardrobes)

Two uPVC double glazed windows to front aspect, radiator, over stairs storage cupboard and mirrored double wardrobe, door to landing.

Bedroom Two

9'2" x 7'3" (2.79m x 2.21m)

uPVC double glazed windows to rear aspect, radiator, laminate flooring, door to landing.

Family Bathroom

5'7" x 6'5" (1.70m x 1.96m)

uPVC opaque window to rear aspect. A modern white bathroom suite comprising panelled bath with shower over, shower screen, pedestal washbasin, low level WC, radiator, tiled walls, door to landing.

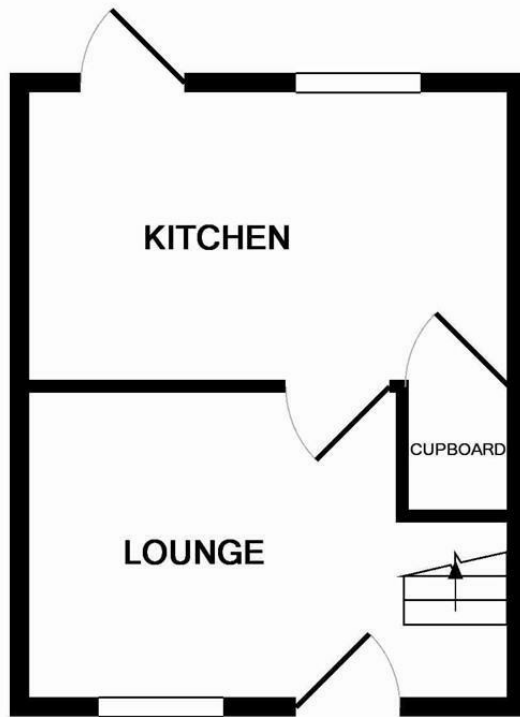
Rear Garden

45' x 16' (13.72m x 4.88m)

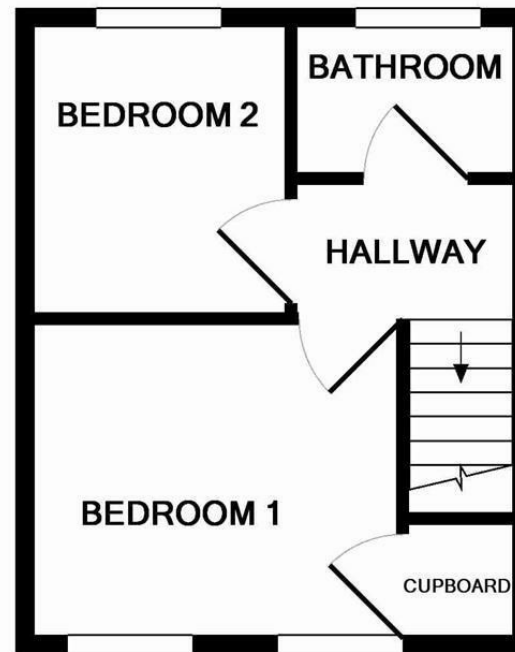
Patio to rear of property with retaining brick wall, outside tap. wall mounted electric out side power point, path with awn and shrub border to side, garden shed, large bush with rear garden access behind.







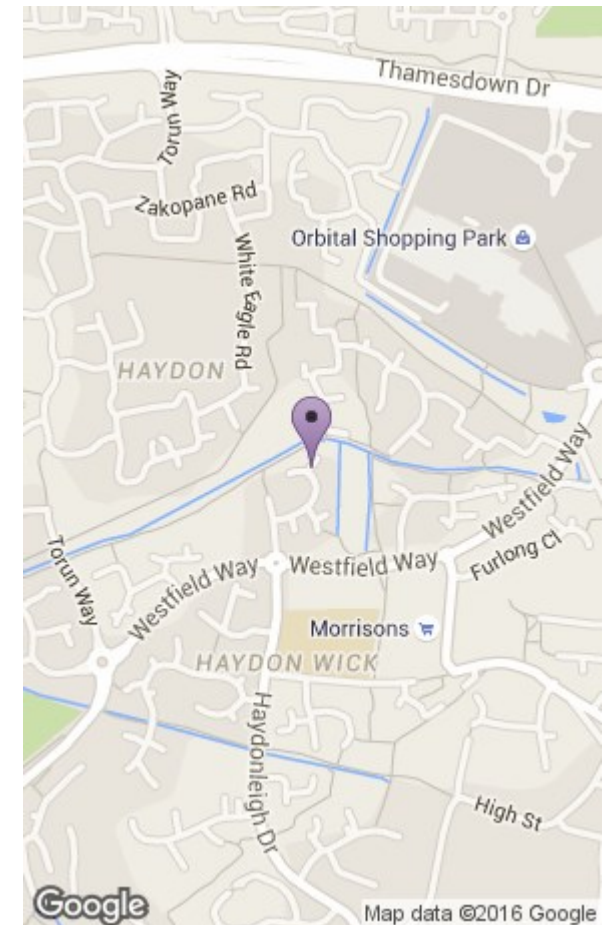
GROUND FLOOR



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		
Very energy efficient - lower running costs		93	Very environmentally friendly - lower CO ₂ emissions	97
(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		EU Directive 2002/91/EC	England & Wales	