



19 Slade Drive, Coleview, Swindon, Wiltshire, SN3 4DS

£230,000



Swindon Homes are pleased to market this very well presented three bedroom semi-detached family home situated in Coleview Swindon. The accommodation comprises; entrance porch, hallway, kitchen, lounge / diner, a good size conservatory, two double and one single bedroom plus family bathroom. Further benefits include gas central heating with four year old combi boiler, uPVC windows and doors, an enclosed rear garden with side access plus a single garage with driveway parking for two to three cars. The property is close to local shops, schools, bus routes and has easy access to the A 419 and M4 if required.

Front Garden,
approx 20' x 22' (approx 6.10m x 6.71m)

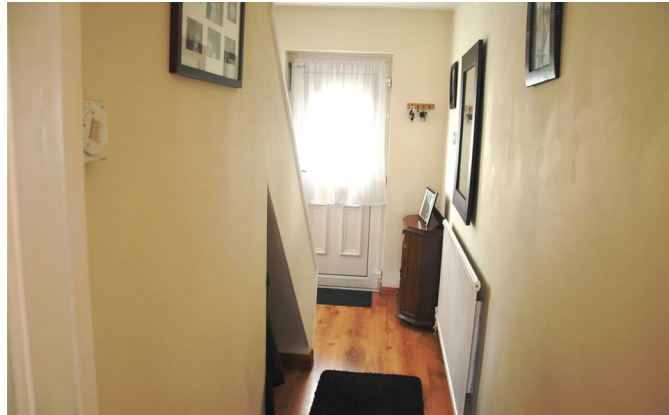
Garage with tarmac drive to front with parking for 1-2 cars, patio area with parking for 1 car, flower bed to front and privet hedge to side, path to side gate for garden access.

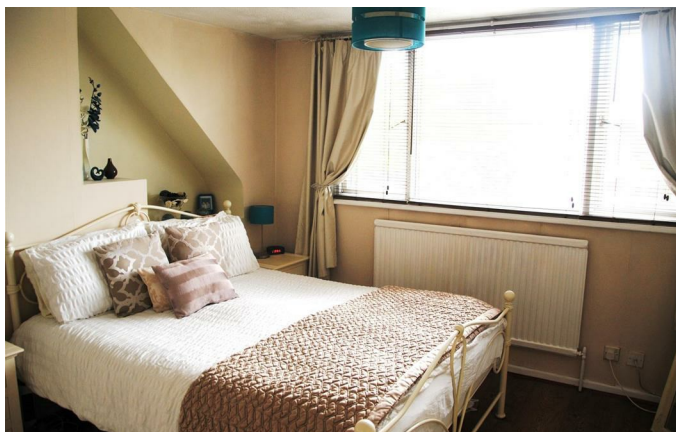
Garage
17' x 8' (5.18m x 2.44m)
Up and over door, power and light.

Entrance Porch
2' x 5'7" (0.61m x 1.70m)
uPVC opaque glazed entrance door with opaque glazed window to front and both sides, tiled floor, uPVC half glazed door to hallway.

Hallway
12'2" x 5'9" narrowing to 2'9" (3.71m x 1.75m narrowing to 0.84m)
uPVC half glazed entrance door from front porch, uPVC window to side, radiator, stairs to first floor with storage space under, laminate floor, ceiling down lights. half glazed doors to kitchen and lounge.

Kitchen
16'6"x 6'3" into 9'2" (5.03mx 1.91m into 2.79m)
uPVC double glazed windows with fitted blinds to front and side access, uPVC opaque glazed door [to side path for garden and front access]. A modern fitted kitchen with a selection of units at both eye and base level, matching rolled top work surfaces and part tiled walls, space for small fridge or freezer with rolled work top over, stainless steel one and a half bowl sink unit with mixer tap over,space for gas standalone cooker, space and plumbing for washing machine and dishwasher, space for fridge / freezer and tumble dryer, two radiators, laminate floor, half glazed doors to lounge and hallway.





Lounge / Diner

12'4" into 9'2" x 21' (3.76m into 2.79m x 6.40m)

uPVC double glazed patio doors with fitted blinds to conservatory, uPVC opaque glazed window to side aspect, feature fire place with mantel and surround enclosing living flame electric fire, two radiators, laminate floor, half glazed doors to hallway and kitchen.

Conservatory

8' x 16' (2.44m x 4.88m)

Brick base with uPVC double glazed windows with fitted blinds to front and sides, patio doors to garden polycarbonate roof with air vent, tiled floor, power and light.

Stairs to First Floor Landing

From hallway stairs to first floor landing, access to insulated part boarded loft space with light, door to airing cupboard housing 4 year old Ideal combi boiler [heating system has smart meter], doors to three bedrooms and family bathroom.

Bedroom One

12' x 11'5" (3.66m x 3.48m)

uPVC double glazed window with fitted blinds to front aspect, radiator, laminate floor, door to landing.

Bedroom Two

8'6" x 11'5" (2.59m x 3.48m)

uPVC double glazed window to rear aspect, radiator, laminate floor.

Bedroom three

9'8" x 6'3" (2.95m x 1.91m)

uPVC double glazed window with fitted blinds to side aspect, radiator, eve storage cupboard, door to landing.



Family Bathroom

7'7" x 5'6" (2.31m x 1.68m)

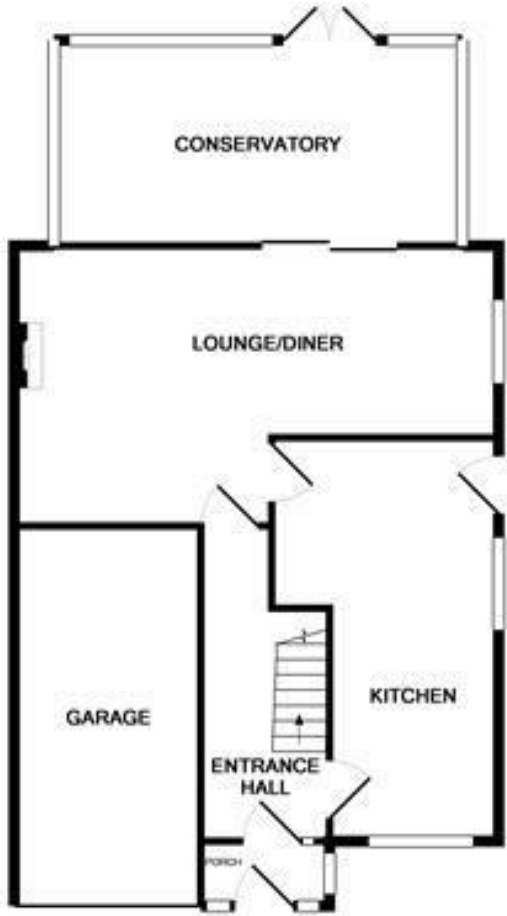
uPVC double glazed opaque window to side aspect. A modern white fitted bathroom suite comprising low level WC, vanity unit housing hand wash basin with mixer tap over and cupboards under, 'p' shaped shower bath with shower over, shower screen to side and mixer taps to centre, extractor fan, heated towel rail, matching part tiled wall and tiled floor, door to landing.

Rear Garden

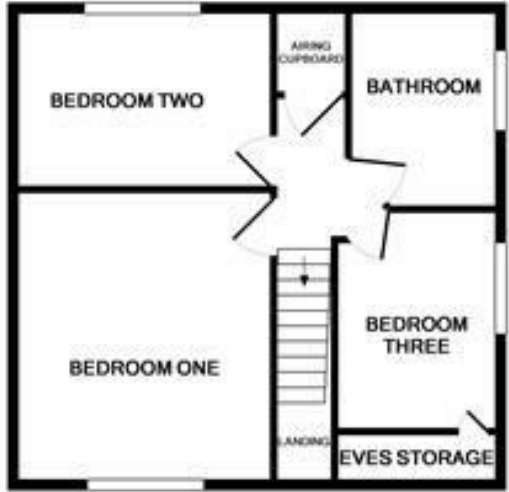
approx 26' x 22' (approx 7.92m x 6.71m)

Patio to rear of conservatory, security light, out side power socket, path to side of property to kitchen door and to front gate, path to rear of garden with border of shrubs and small bushes, lawn to centre, all enclosed by wooden fencing.





GROUND FLOOR
APPROX. FLOOR
AREA 729 SQ.FT.
(67.7 SQ.M.)

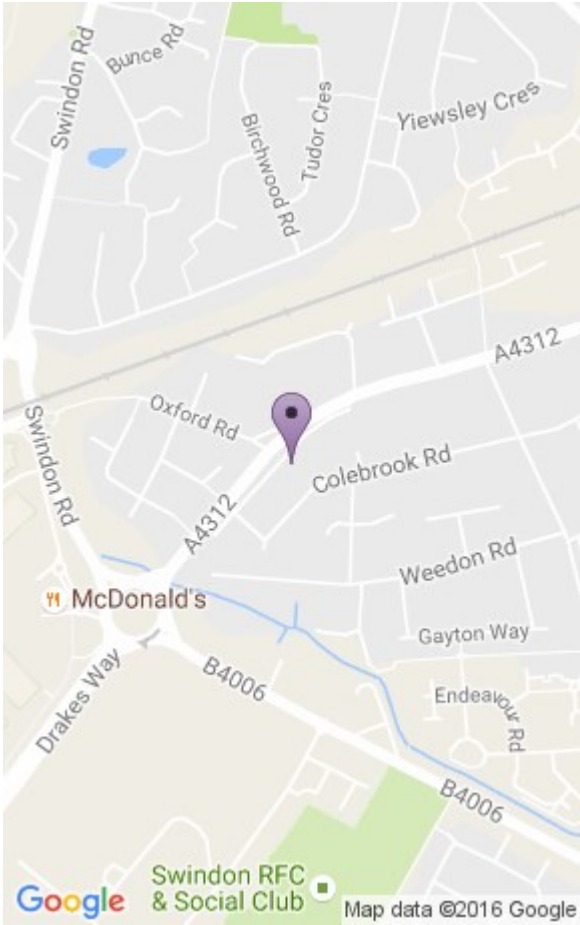


1ST FLOOR
APPROX. FLOOR
AREA 431 SQ.FT.
(40.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1160 SQ.FT. (107.8 SQ.M.)

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			(82 plus) 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			(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	EU Directive 2002/91/EC	