



12 Alton Close, Swindon, SN2 5HF

£149,995



NO ONWARD CHAIN. Swindon Homes are please to market this modernised three bedroom mid terraced property situated in a quiet cul-de-sac on the outskirts of Penhill Swindon. The accommodation comprises; entrance hall, lounge, kitchen diner, two double bedrooms plus a good sized single and a family bathroom. Further benefits include double glazed windows, gas wall mounted heaters and electric immersion water heater. The rear garden in enclosed with rear access, the front garden is enclosed by a large hedge. The property is close to local schools, shops and bus routes. and has plenty of on road parking to the front of the property.

Front Garden

approx 23' x 17'5 (approx 7.01m x 5.31m)

Communal path with gated access to into garden, path to front door, garden mainly laid to grass all enclosed by good sized privet hedge.

Entrance Hall

11'10" x 5'10" into 3' (3.61m x 1.78m into 0.91m)

Entrance door into hallway, wall mounted gas heater, stairs to first floor with under stairs cupboard, laminate floor, door to lounge.

Lounge

11'7 x 12'03" (3.53m x 3.73m)

Double glazed window to front aspect, feature fire place with wooden mantel and surround, imitation marble inlay surrounding gas fire, dado rail, laminate floor, double door opening to kitchen diner.





Kitchen Diner

8'7 x 18'05" (2.62m x 5.61m)

Double glazed window and patio door to rear aspect. A modern fitted kitchen with a selection of light oak and cream units at both eye and base level and matching rolled top work surfaces, round stainless steel sink with drainer and mixer tap over, gas hob with electric oven and grill under with extractor over, integrated washing machine, dishwasher, fridge and freezer, wine rack, laminate flooring, ceiling down lights.

The dining area has a wall mounted gas heater and has space for a family sized dining table and chairs.

Stairs to First Floor

landing 6' x 6' (landing 1.83m x 1.83m)

From hallway stairs with balustrade to first floor landing, access to insulated loft space, doors to three bedrooms, family bathroom and storage cupboard.

Bedroom One

12 x 12' (3.66m x 3.66m)

Double glazed window to front aspect, laminate flooring, door to landing.

Bedroom Two

8'9" x 12 (2.67m x 3.66m)

Double glazed window to rear aspect, storage cupboard housing immersion heater, laminate flooring, door to landing,

Bedroom Three

8'11 x 6'8" into 8'7" (2.72m x 2.03m into 2.62m)

Double glazed window to front aspect, over stairs storage cupboard, laminate heating, door to landing.



Bathroom

5'5" x 8'5" (1.65m x 2.57m)

Double glazed opaque window to rear aspect. A modern white bathroom suite comprising panelled bath with electric Triton shower over, shower screen, pedestal wash basin, low level WC, part tiled walls and tiled floor, door to landing.

Rear Garden

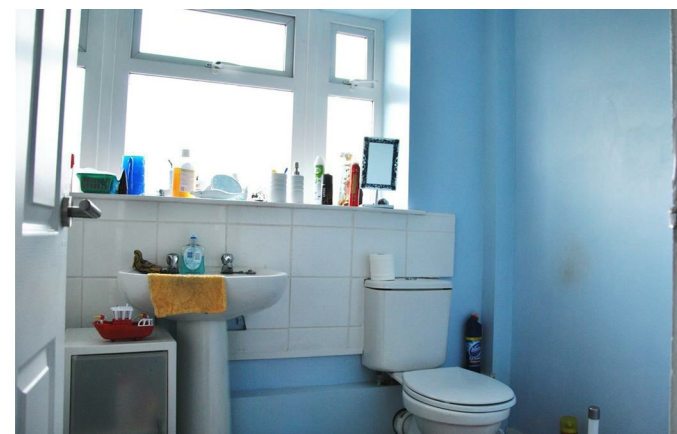
approx 44' x 21' (approx 13.41m x 6.40m)

Small decked area to rear of property, brick shed, path to side gate, patio and small area laid to shingle, rest of garden is mainly laid to lawn with a bush and shrub borders.

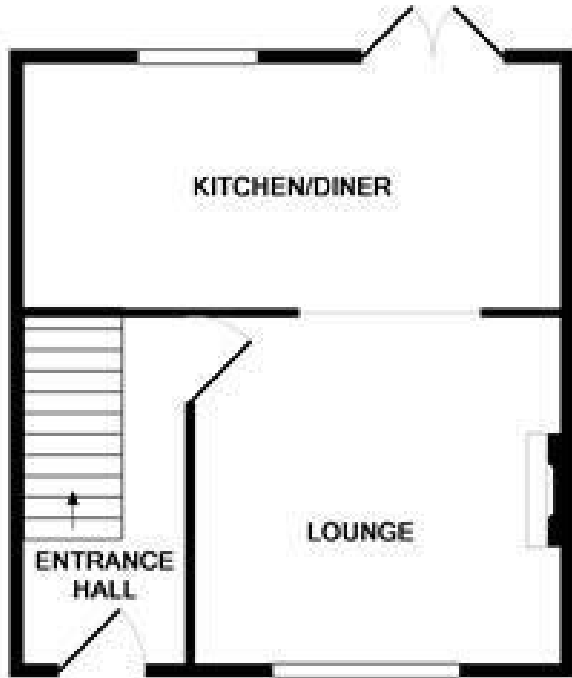
Rented Garage.

A present the current owner rents the garage directly behind the property from Swindon Council so that could be available when he sells.

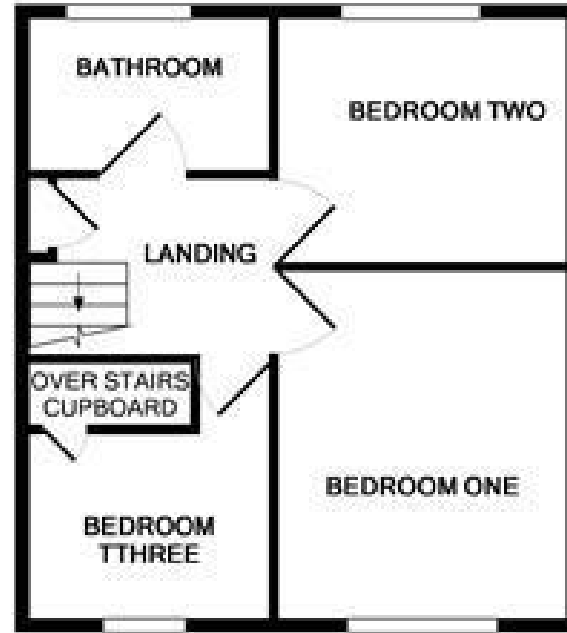








GROUND FLOOR
APPROX. FLOOR
AREA 379 SQ.FT.
(35.2 SQ.M.)

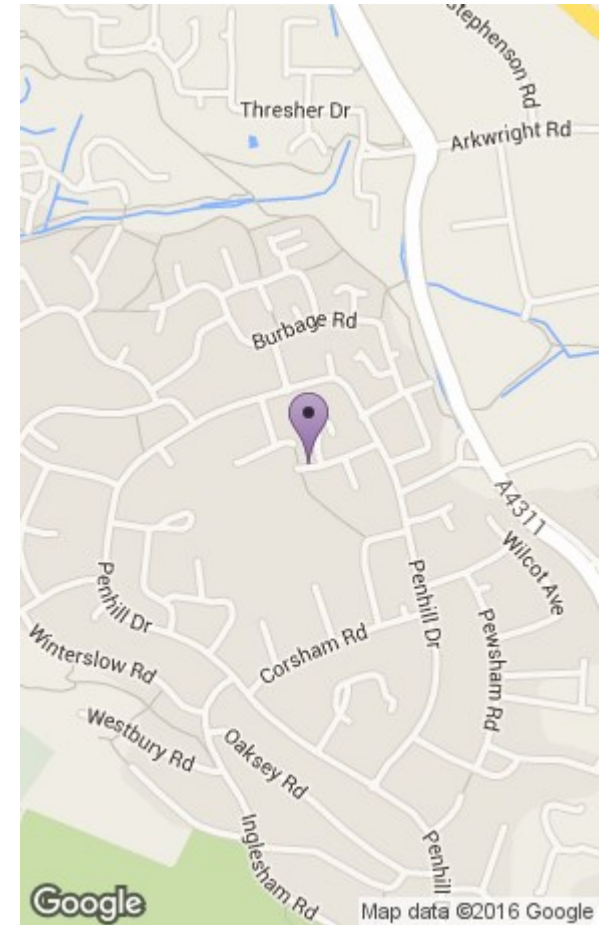


1ST FLOOR
APPROX. FLOOR
AREA 379 SQ.FT.
(35.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 759 SQ.FT. (70.5 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 A (92 plus)		Very environmentally friendly - lower CO ₂ emissions A (92 plus)	
B (81-91)		B (81-91)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (21-38)		F (21-38)	
G (1-20)		G (1-20)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
	87		85
	57		58
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC