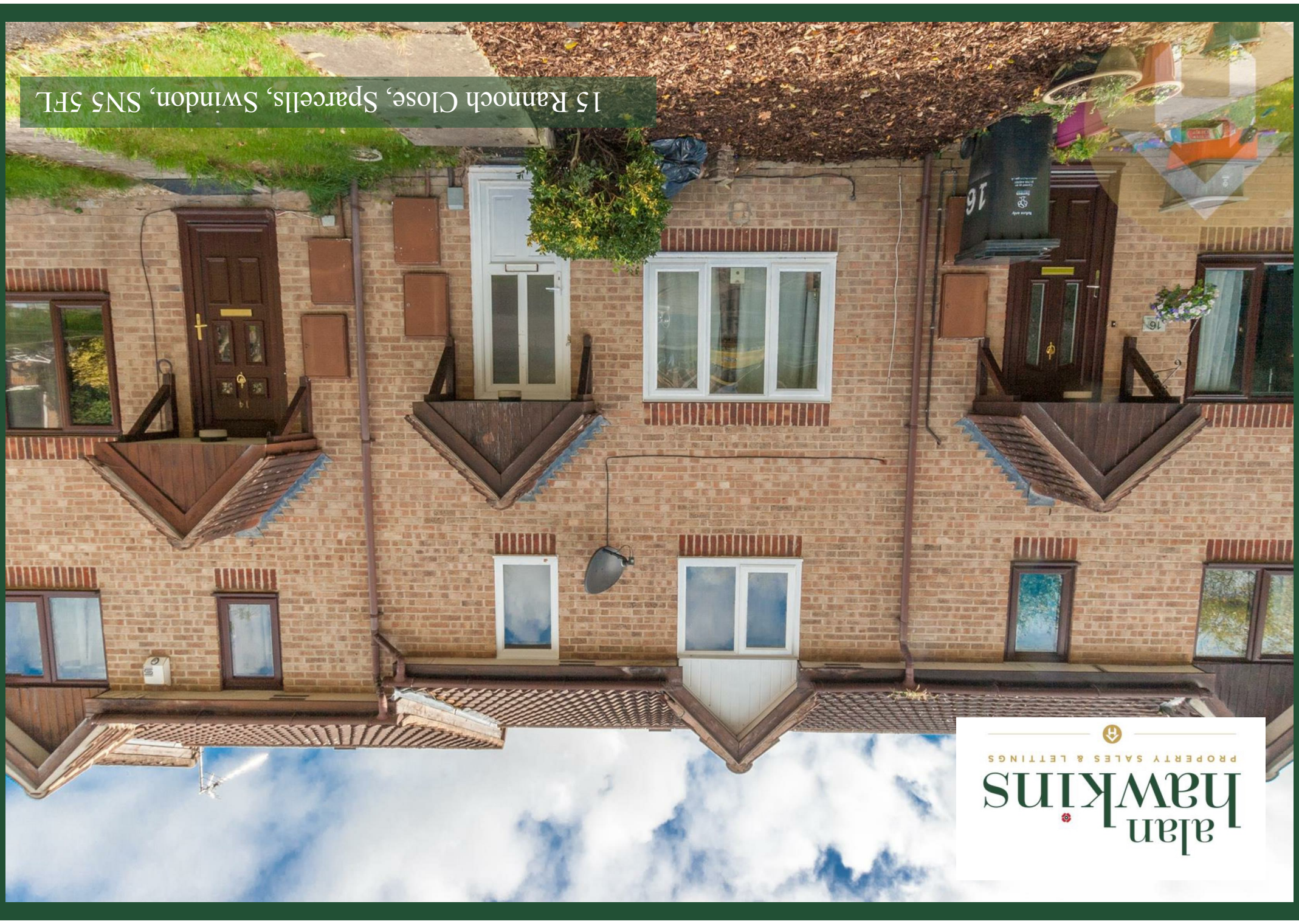


alan hawkins
PROPERTY SALES & LETTINGS

The Property Ombudsman

NAEA
National Association of Estate Agents

26 High Street, Royal Wootton Bassett, Wiltshire SN4 7AA

Telephone SALES: 01793 840222 or LETTINGS 01793 855222

Email: sales@alanhawkins.co.uk or lettings@alanhawkins.co.uk

Visit us
alanhawkins.co.uk

Disclaimer: These particulars are believed to be correct but their accuracy cannot be guaranteed. They do not form part of the contract and Alan Hawkins Estate Agents are not to be held liable in any way for any mistakes or inaccuracies in these particulars. The agents have not tested any apparatus, equipment, fixtures or services and so cannot verify they are in working order, or fit for their purposes, neither have the agents checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor/surveyor.

15 Rannoch Close, Sparcells, Swindon, SN5 5FL

Offers over £169,950

We are pleased to offer for sale this this spacious 2 bedroom mid-terrace “Hannick” built house which be found located at the head of a quiet, leafy cul-de-sac in the lovely area of West Swindon known as Sparcells. This property is larger than the average 2 bedroom property and its position within the road makes it a very desirable option for both first time buyers and investors alike.

Entrance hall
uPVC double glazed door to entrance hall. Radiator, Pendant light, Coat hooks, Stairs to first floor and doorway to sitting room,

Sitting Room
13'3" x 12'1" (4.04 x 3.7)
uPVC double glazed window to front. Radiator. Spot lights. Laminate flooring. TV point. Door to understairs cupboard. Telephone point. Archway to dining room.

Dining Room
7'10" x 7'1" (2.39m x 2.18m)
uPVC double glazed patio doors to rear garden. Radiator. Pendant light. Laminate flooring.

Kitchen
7'2" x 7'1" (2.20m x 2.18m)
uPVC double glazed window to rear. Black marble effect rolled edge work surfaces with stainless steel sink and drainer unit inset and tiled splashbacks. Wall and base mounted beech effect cupboards/units. Space for fridge. Space for washing machine. Spot lighting. Linoleum tiled flooring. Space for gas or electric cooker. Wall mounted central heating boiler.

Stairs to first floor

Landing
Carpeted. Pendant light. Doors to both bedroom and bathroom.

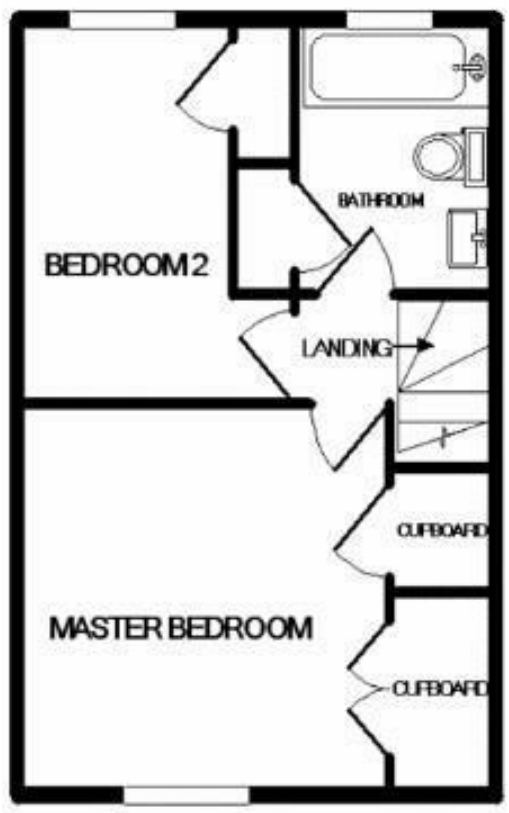
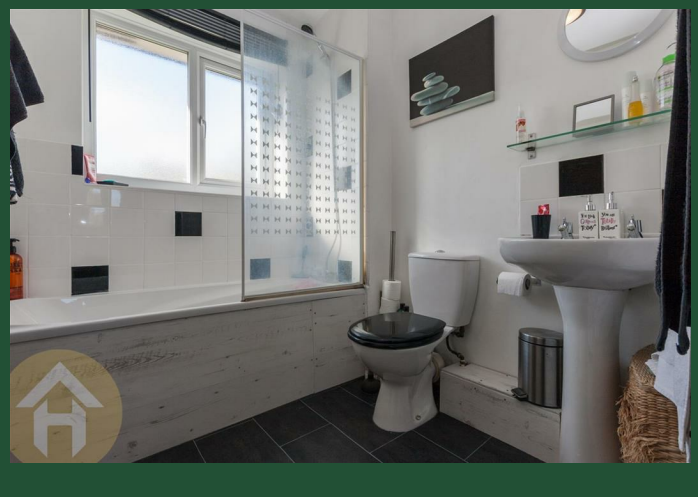
Master Bedroom
12'1" x 10'0" (3.70 x 3.07m)
2 x uPVC double glazed window to front. Large master bedroom with built in wardrobes. Carpeted. Pendant light. Radiator.

Bedroom Two
10'0" x 8'11" (3.07m x 2.72m)
uPVC double glazed window to rear. Carpeted. Radiator. Built in wardrobe. Loft access.

Bathroom
uPVC obscure double glazed window to rear. 3 piece suite comprising of panelled bath with shower over. Low level WC. Pedestal wash hand basin. Partly tiled. Cushioned vinyl flooring. Airing cupboard. Pendant light. Radiator.

Externally
Front Garden
Low maintenance. Laid to lawn and wood chip.

Rear Garden
Private and secluded rear garden with many hedges, trees and shrubs to borders. Patio area. Rear access.

Parking
Allocated parking for 1 vehicle directly outside the front of the property.

Council Tax - Swindon County Council
For information on tax banding and rates, please call Swindon Council, Civic Offices Euclid Street Swindon SN1 2JH