



1 Coronel Close, Stratton St. Margaret, Swindon, Wiltshire, SN3

Asking Price £455,000

- New to the Market
- Separate Dining Room
- Four Double Bedrooms with Ensuite to Master Bedroom
- 5 Years NHBC Guarantee Remaining
- Superior Four Bedroom Detached Family Home
- Study & Cloakroom
- Large Sunny Garden with Gated Side Access
- Large Living Room with Bay Windows
- Spacious Kitchen/Breakfast Room
- Detached Garage & Driveway Parking

1 Coronel Close, Swindon SN3 4FW

Ridgeway Estate Agents are delighted to bring to the market a Superior Four Bedroom Detached Family Home that benefits from being situated within the much sought after area of Stratton St. Margaret and from having 5 years of NHBC guarantee remaining. The accommodation comprises: Entrance Hallway, W.C, Large Living Room with Bay Windows, Modern Kitchen/Breakfast Room, Separate Dining Room, Utility Room, Study, Four Double Bedrooms, Ensuite Shower Room to Master Bedroom and Family Bathroom. This property further benefits a Spacious Rear Garden, Detached Garage and Driveway Parking.

Council Tax Band- E

Epc Rating- B

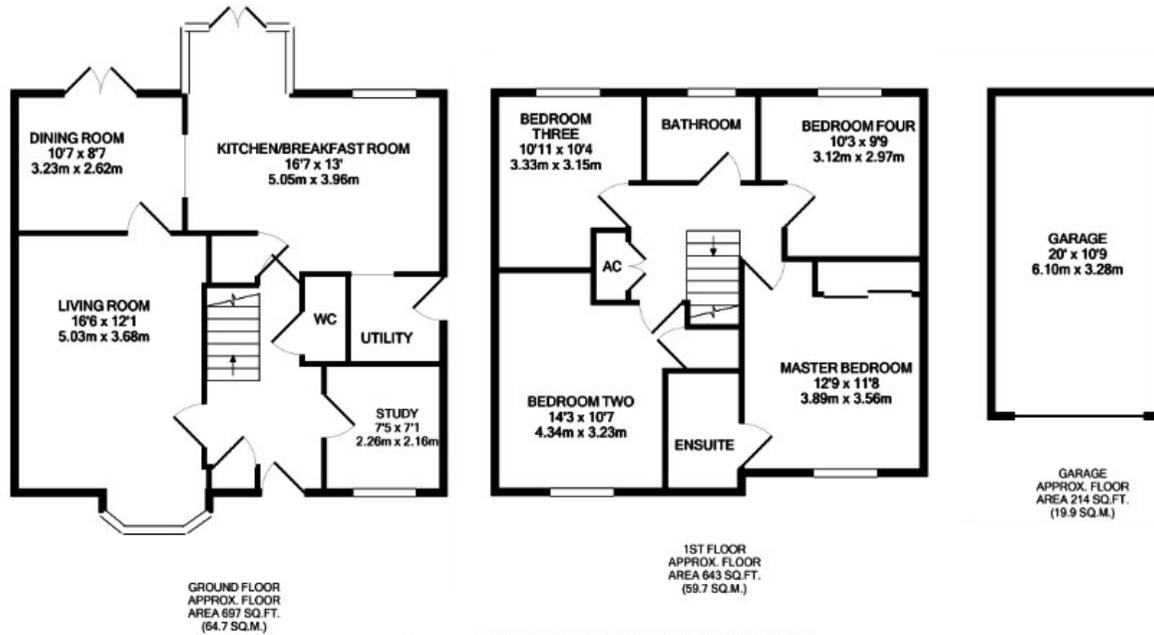
Freehold



Council Tax Band: E



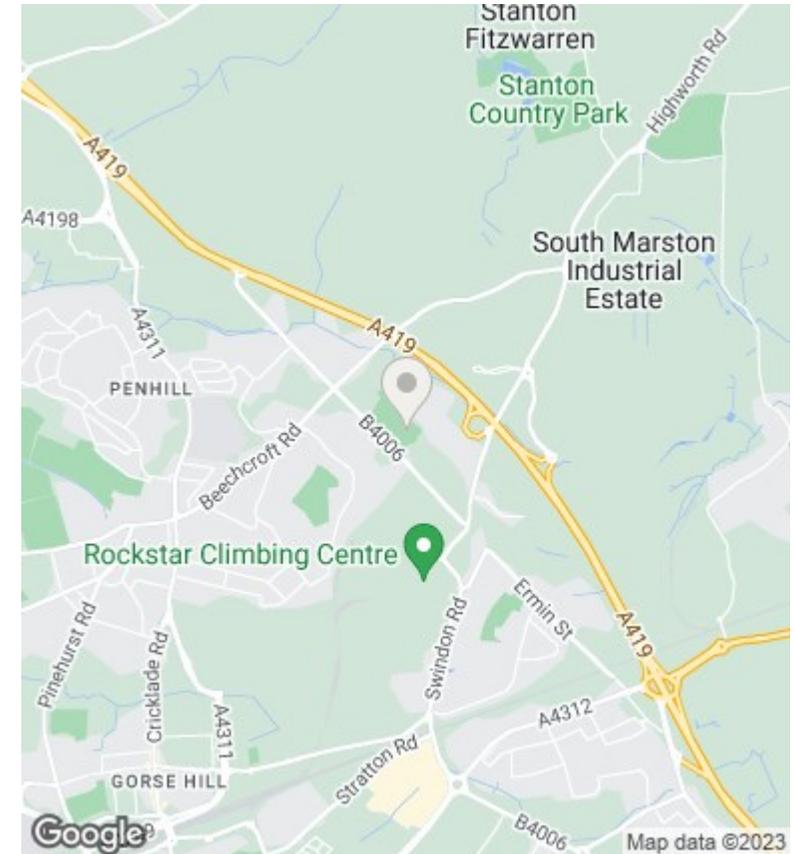




TOTAL APPROX. FLOOR AREA 1554 SQ.FT. (144.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, 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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Directions

Coronel Close is on the edge of the Kingsdown suburb of Swindon and within close proximity of the A419 and direct access to the M4. Also benefiting from being so close to, St Catherines Primary School and the local playing field off Addison Crescent. A regular bus service is available in to Swindon town centre, which offers a wealth of amenities including a variety of shops, bars and boutiques.

Viewings

Viewings by arrangement only. Call 01793 530167 to make an appointment.

Council Tax Band

A

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			94
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	