



90 Grange Drive, Stratton, Swindon, Wiltshire, SN3 4LD  
£1,500

SWINDON  
HOMES   
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**\*\*\* SPACIOUS HOME \*\* THREE BEDROOMS \*\*  
LARGE REAR GARDEN \*\***

Swindon Homes are offering to the rental market this lovely three bedroom, semi detached, family home on Grange Drive, Stratton, Swindon.

The property has been modernised throughout with the accommodation comprising : lounge , dining room, kitchen, utility area, two doubles and a single bedroom plus family bathroom.

There is a good size enclosed rear garden plus a garage and driveway parking for two cars.

There is easy access to local shops, bus routes and a selection of schools.

**Entrance Hall**

5'10" x 12'5" (1.8 x 3.8)

Entrance door, stairs to first floor, understairs cupboard

**Living Room**

12'1" x 12'5" (3.7 x 3.8)

Bay window to front, electric fire, radiator

**Dining Room**

8'10" x 10'5" (2.7 x 3.2)

Radiator, sliding doors to garden

**Kitchen**

9'2" x 10'2" (2.8 x 3.1)

Single wash basin, dishwasher, electric oven, ceramic hob with extractor, cupboards at eye and base level

**Office**

8'2" x 7'6" (2.5 x 2.3)

**Rear Lobby**

11'5" x 3'11" (3.5 x 1.2)

Washing machine, rear door to garden





**Store room**

9'2" x 5'2" (2.8 x 1.6)

Power and light

**W.C.**

2'7" x 4'11" (0.8 x 1.5)

WC, window to side

**Landing**

5'6" into 7'6" x 8'10" (1.7 into 2.3 x 2.7)

Stairs from ground floor, airing cupboard, loft access

**Bedroom One**

8'2" to wardrobe x 12'5" (2.5 to wardrobe x 3.8)

Window to front, mirrored fitted wardrobes

**Bedroom Two**

10'5" x 12'1" (3.2 x 3.7)

Window to rear

**Bedroom Three**

7'6" into 4'7" x 8'6" into 6'2" (2.3 into 1.4 x 2.6 into 1.9)

Window to front, storage cupboard

**Bathroom**

6'2" x 5'6" (1.9 x 1.7)

Bath with electric shower over, wash basin in vanity unit, WC

**Rear Garden**



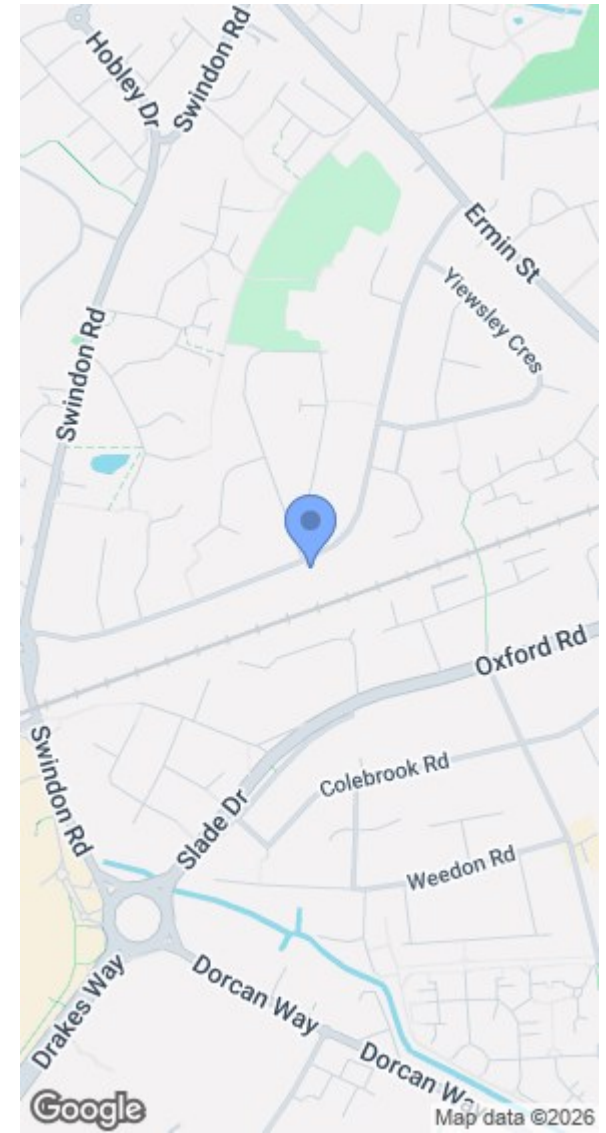
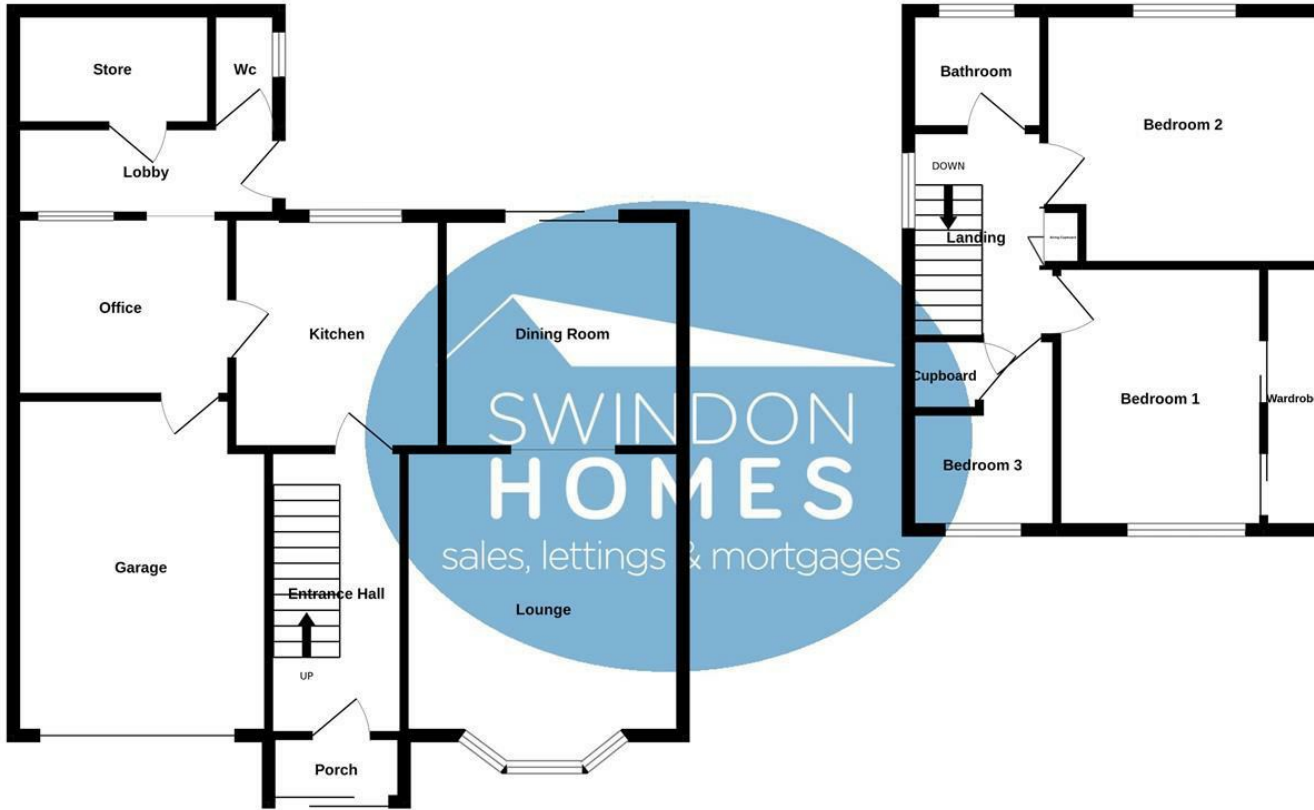
Large established rear garden with patio, two lawn areas, greenhouse, storage sheds





GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(81-91) <b>A</b>
(81-91) <b>B</b>			(69-80) <b>B</b>
(69-80) <b>C</b>			(55-68) <b>C</b>
(55-68) <b>D</b>			(39-54) <b>D</b>
(39-54) <b>E</b>			(21-38) <b>E</b>
(21-38) <b>F</b>			(1-20) <b>F</b>
(1-20) <b>G</b>			Not environmentally friendly - higher CO <sub>2</sub> emissions
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>83</b>	<b>England &amp; Wales</b>
		<b>59</b>	EU Directive 2002/91/EC