



16 Bradwell Moor, Liden, Swindon, SN3 6NH  
£325,000

SWINDON  
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Tucked away in the quiet Bradwell Moor, this detached bungalow offers a perfect blend of comfort and modern living. The property boasts two well-proportioned bedrooms with a good sized reception room and a large kitchen, making it an ideal choice for families or those seeking a peaceful retreat.

Upon entering, you will be greeted by a well-presented reception room that invites natural light, creating a warm and welcoming atmosphere. The thoughtful updates made over the last few years enhance the overall appeal, ensuring that the home is both stylish and functional.

Set on a substantial corner plot, this bungalow benefits from a generous outdoor space, perfect for enjoying the fresh air or entertaining guests. The private, low-maintenance rear garden provides a lovely escape, allowing you a quiet space to unwind. Additionally, the property features two driveways that accommodates up to three cars, with the potential for plenty more, ensuring ample parking for residents and visitors alike.

The property is close to local shops, amenities and bus routes. There is easy walking access to the hospital, with easy access the A419 and M4 if required.

With its spacious layout and modern amenities, the bungalow presents an excellent opportunity for those looking to settle in a peaceful yet accessible area of Swindon. Do not miss the chance to make this lovely property your own.

#### Entrance Hall

5'6" x 2'9" into 4'6" (1.7 x 0.85 into 1.39)

Entrance door, door to W.C., kitchen, living room, storage cupboard.





### Living Room

11'1" x 17'10" (3.38m x 5.44m')

Two triple glazed windows to side aspect, radiator, door to rear hallway.

### Kitchen

9'9" x 12'9" (2.98 x 3.9)

Door to garden, window to side, door to living room, space for large fridge/ freezer or separate fridge and freezer, units at eye and base level with laminated wooden worktop, integrated electric oven, integrated ceramic hob, integrated extractor fan over, 1.5 stainless steel basin, space for washing space for tumble, Worcester combi boiler, radiator.

Also included within the sale price the washer / dryer, larder fridge and larder freezer.

### W.C.

3'6" x 4'7" (1.08 x 1.4)

W.C., window to side, wash basin, radiator

### Rear Hall

Doors to bedrooms and bathroom, storage cupboard

### Bedroom One

11'1" x 14'9" (3.39 x 4.5)

Window to side aspect, storage cupboard, radiator

### Bedroom Two

9'6" x 9'8" (2.9 x 2.96)

Window to side aspect, radiator



### Bathroom

5'6" x 7'8" (1.7 x 2.35)

Window to side, walk in shower cubicle, low-level WC, pedestal wash basin, radiator

### Rear Garden

Low maintenance rear garden with patio area and gravel with a central pergola, established borders, two storage sheds, access to garage

### Garage

Power and light, electric door

Included within the sale is the freezer in the garage.

### Front

Two driveways with parking for 3 cars, scope to add more parking if required











GROUND FLOOR  
705 sq.ft. (65.5 sq.m.) approx.



TOTAL FLOOR AREA : 705 sq.ft. (65.5 sq.m.) approx.

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		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	