



52 Lineacre Close, Grange Park, Swindon, SN5 6DB  
£230,000

SWINDON  
HOMES sales, lettings & mortgages



Nestled in the quiet setting of Lineacre Close, this two-bedroom property presents an excellent opportunity for first-time buyers and investors alike.

Although the property is in need of minor modernisation, this presents a wonderful chance for new owners to personalise the space to their taste and style, making it truly their own.

This home features driveway parking, complemented by a garage, allowing parking for 2 cars. There is no onward chain to this property, allowing a quick and easy conveyancing process.

This property is not only an ideal starter home but also a great investment opportunity, given its location in a desirable area.

#### **Entrance Hall**

4'11" x 4'1" (1.5 x 1.27)

uPVC entrance door, stairs to first floor, door to living room

#### **Living Room**

8'1" into 10'3" x 14'9" (2.47 into 3.14 x 4.51)

Window to front, electric fire with wooden surround, radiator



#### **Kitchen**

13'3" x 8'2" (4.05 x 2.5)

Window to rear, cupboards at eye and base level with rolled edge worktops, freestanding beko cooker with extractor fan over, space and plumbing for washing machine, space for fridge/ freezer, under stairs storage cupboard, radiator, potterton boiler, door to rear garden

#### **Stairs & Landing**

Stairs from first floor, access to loft





### Bedroom One

10'3" x 12'7" (3.14 x 3.85)

Window to front, built in wardrobe, over stairs airing cupboard, radiator

### Bedroom Two

6'10" x 9'4" (2.1 x 2.85)

Window to rear, radiator

### Bathroom

Shower cubicle with electric shower, pedestal wash basin, low level wc, radiator, window to rear

### Rear Garden

Patio area, lawn with established borders, access to garage

### Garage

Up and over garage door, power and light

### Driveway & Parking

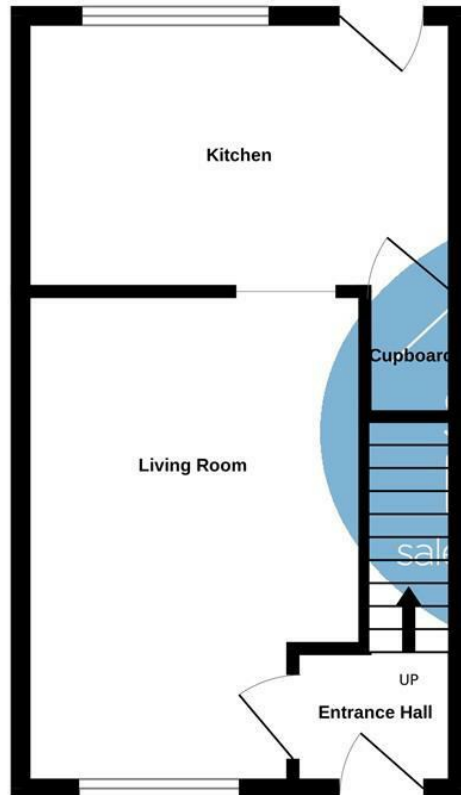
Driveway parking for 2 cars



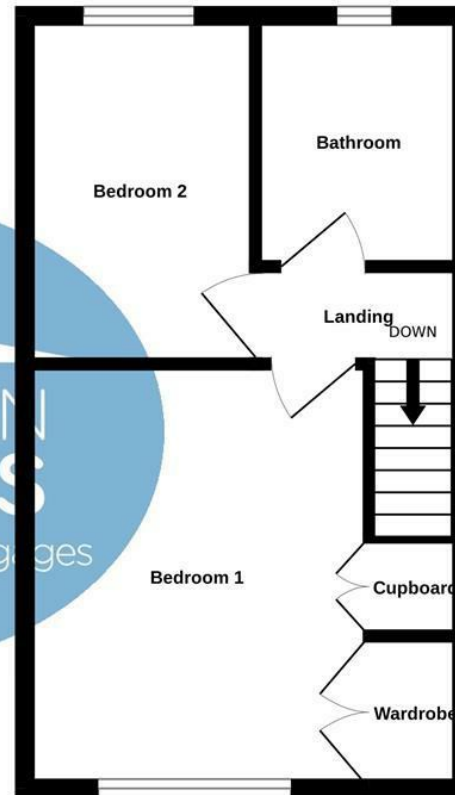




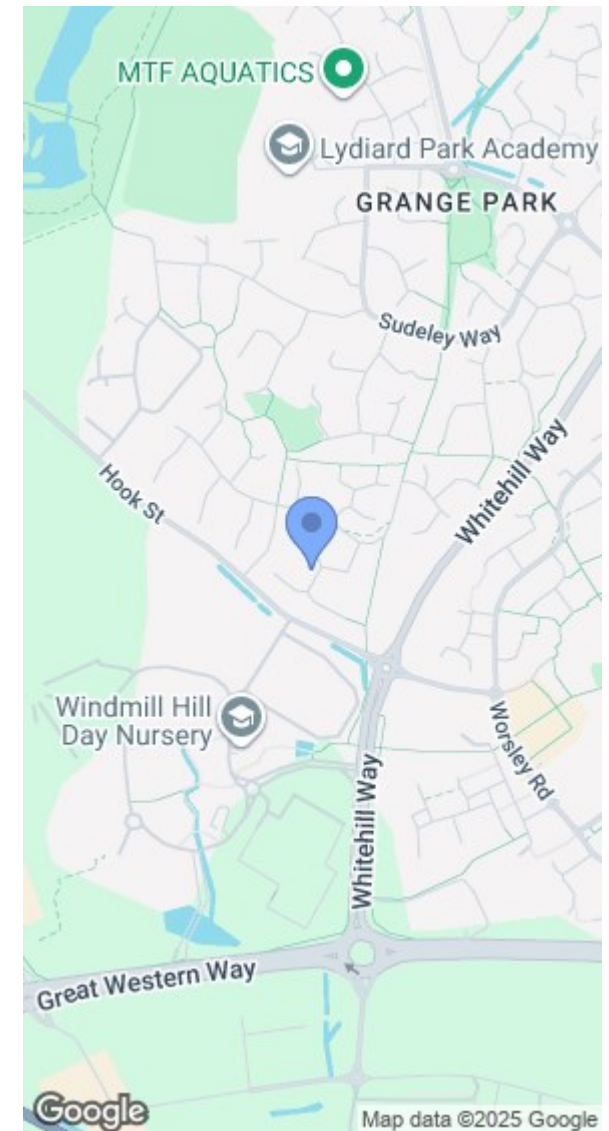
GROUND FLOOR



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		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
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