



**10 Enstone Close, Moredon, Swindon, SN2 2FP**  
**£210,000**

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Swindon Homes are very pleased to market this very well presented, detached, two double bedroom [ one with en-suite] coach house situated in a quite Cul-de-sac in Moredon, Swindon. The accommodation comprises : entrance lobby, stairs to first floor landing, storage cupboard, family bathroom, kitchen, lounge / diner, master bedroom with en-suite plus a second double bedroom. Further benefits include gas central heating, uPVC windows, garage and allocated parking. The property is close to a selection of local schools, shops, bus routes and medical centre hence it is a family-oriented cul-de-sac.

### Entrance Lobby

Part glazed composite entrance door, wall shelves, radiator, stairs to first floor landing.

### First Floor Landing

Access to insulated loft space, storage cupboard, doors to all rooms.

### Lounge / Diner

19'6" x 9'10" (5.94m x 3.00m)

uPVC window to front aspect, radiator, velux window to rear of roof, laminate flooring, space for family size table and chairs.

### Kitchen

10' x 6'6" (3.05m x 1.98m)

A modern fitted kitchen with a selection of black high gloss units at both eye and base level, stainless steel sink unit with mixed tap over, integrated four burner gas hob with oven under and extractor over, wall mounted Logic combi boiler, laminate flooring, Velux skylight. space for fridge / freezer, space and plumbing for washing machine.





### Family Bathroom

A modern fitted white bathroom suite comprising pedestal wash basin with cupboard under, tiled splashback, panelled bath with mixer taps and shower attachment, extractor fan, low level WC, velux window, laminate floor. wall mounted demisting mirror.

### Master Bedroom

10'8" x 8'8" (3.25m x 2.64m)

uPVC window to front aspect. radiator, double wardrobe, laminate floor, door to en-suite. pedestal wash basin with storage under, extractor.

### En-suite

Walk in shower with tiled splashbacks, low level WC, pedestal wash basin, radiator, part tiled walls, extractor.

### Bedroom Two

10'5" x 9'8" (3.18m x 2.95m)

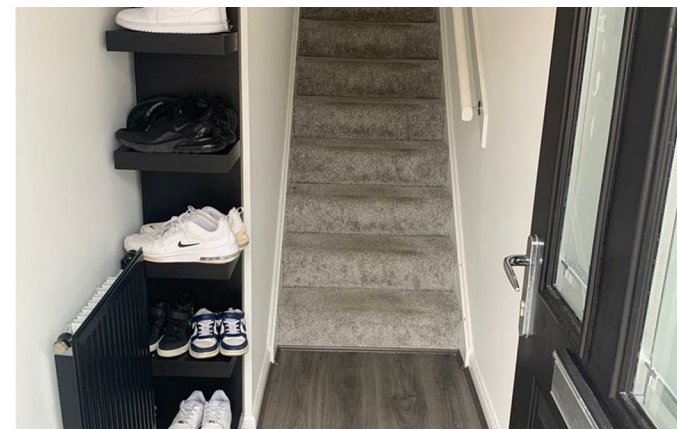
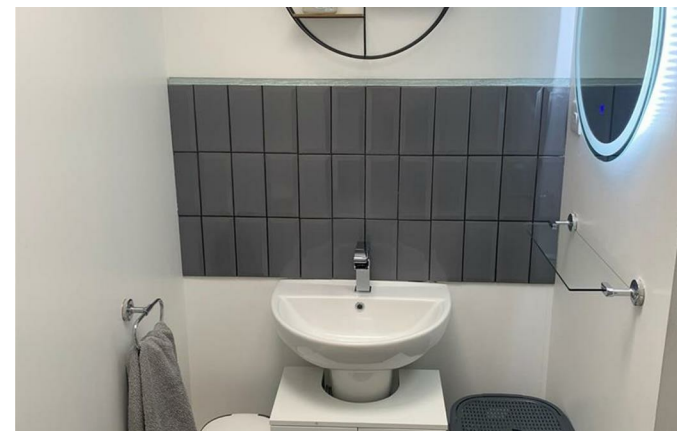
uPVC window to front, radiator.

### Garage and Parking

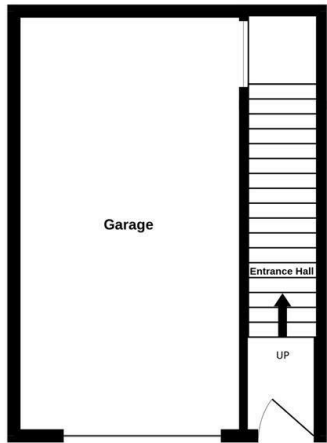
Garage with up and over door, power and light, understairs storage cupboard, allocated parking space.

### service charge

there is an annual service charge of £230 to Pinnacle.



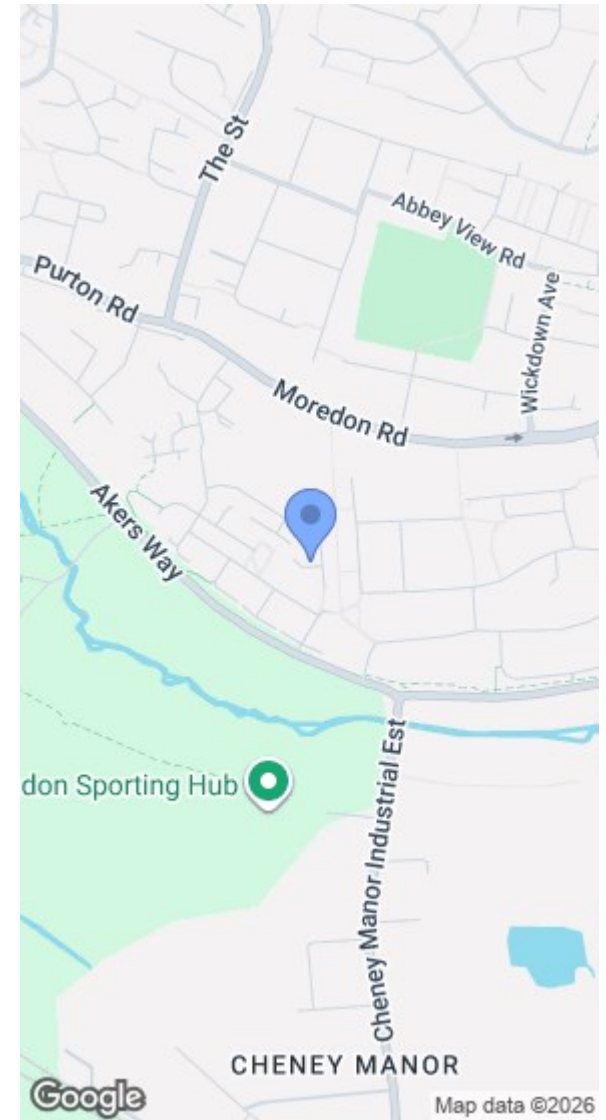
GROUND FLOOR



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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	