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3 Bedroom Semi-Detached House £290,000

Hathaway Road, Stratton, Swindon, Wiltshire, SN2 7TP

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## 3 Bedroom Semi-Detached House Swindon East

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- LARGE KITCHEN/DINING ROOM
  - UTILITY AREA
  - GARAGE
  - DRIVEWAY PARKING FOR TWO PLUS CARS
  - GROUND FLOOR W/C
  - THREE GOOD SIZED BEDROOMS
  - FAMILY BATHROOM
  - LOW MAINTENANCE REAR GARDEN
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A GREAT FAMILY HOME, this 3 bedroom SEMI DETACHED house has ample living accommodation, including a LARGE KITCHEN DINING ROOM, as well as UTILITY AREA and W/C on the ground floor. With a GARAGE to the rear and OFF ROAD PARKING to the front there is plenty of parking as well.



## Property description

### PORCH

With a window and door to the front, its the perfect place for coats and shoes, there is a door to the entrance hall.

### ENTRANCE HALL

Providing access to the living room and kitchen dining room as well as stairs to the first floor.

### LIVING ROOM

A great sized room for all the family to relax in the evening, there is a window to the front of the property and a door to the dining area.

### KITCHEN DINING ROOM

Covering the full width of the property this is a great sized room with French doors from the dinning area to the garden, a door and window to the utility area off the kitchen and a door to the entrance hall. The fitted kitchen has an expanse of base and wall units as well as integrated oven, hob and extractor and a useful breakfast bar that provides extra storage and worktop surface. This room will make a great space for family gatherings of perfect summer BBQ's.





### UTILITY ROOM

With space and plumbing for a washing machine and tumble dryer there is a door to the garden and a window to the side. There is a further door to the ground floor W/C.

### W/C

A handy addition to the property is this ground floor toilet.

### LANDING

Providing access to all the bedrooms, the family bathroom and a storage cupboard

### BEDROOM 1

A good sized double bedroom situated to the front of the property with large mirrored built in wardrobe

### BEDROOM 2

Situated to the rear of the property the current owners are using this space as a hobby / art room but there is plenty of space for a double bed and storage.

### BEDROOM 3

A good sized single bedroom situated to the front of the property.

### FAMILY BATHROOM

Situated to the rear of the property with two windows, there is a panel bath with a shower screen and a vanity wash hand basin and WC.





#### EXTERNAL

To the front of the property there is a gravelled driveway for at least two vehicles as well as a pathway to the front door. This path also leads to the side of the house where there is an access gate to the rear garden.

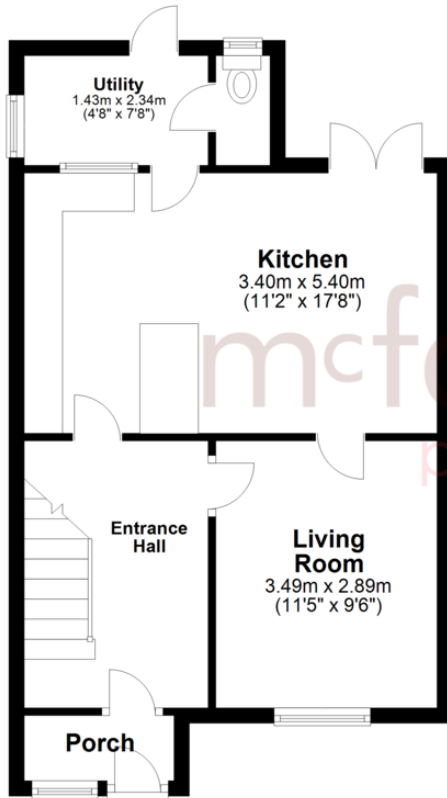
To the rear of the property there is a low maintenance garden with a mix of gravel and patio. There is also a raised section with a handy shed and a decking area. From here is a pedestrian door to the garage which also benefits from a further parking space in front.



Council Tax Band C  
Council Tax Estimate £1,954

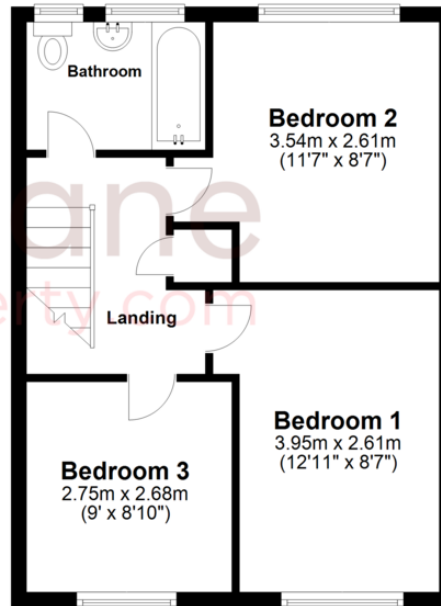
## Ground Floor

Approx. 44.4 sq. metres (477.9 sq. feet)



## First Floor

Approx. 40.7 sq. metres (438.1 sq. feet)



Total area: approx. 85.1 sq. metres (915.9 sq. feet)

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### **Old Town.**

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### **Swindon.**

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