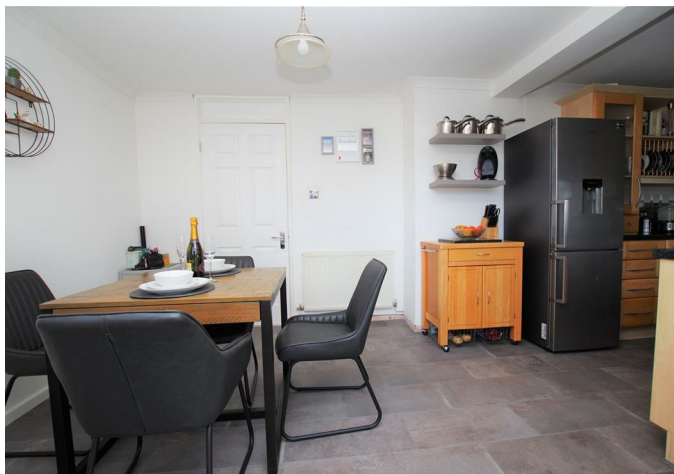




33 Barrington Close, Liden, Swindon, SN3 6HF

- Semi Detached House
- Three Bedrooms
- Living Room
- 18ft Kitchen/Diner
- Garage & Parking
- Front & Rear Garden
- Downstairs Cloakroom
- New Boiler
- Good Location
- EPC Rating - D

Offers In Excess Of £240,000



Primary Homes & Lettings are delighted to offer well presented three bedroom semi detached house located in the popular area of Liden, within easy access of the hospital, local amenities, schools and transport links such as the A419 and M4 motorway. The accommodation comprises of entrance hallway, cloakroom, living room, kitchen/diner, three bedrooms and bathroom. Property also benefits from front and rear garden, garage with parking, uPVC double glazing and gas central heating. An early viewing is highly recommended.

Entrance Hallway

uPVC door and obscured uPVC window to front. Stairs to first floor. Under stairs cupboard. Storage cupboard. Radiator.

Cloakroom

Obscured uPVC window to side elevation. White suite comprising of wash hand basin and low level W.C. Tiled flooring.

Living Room

uPVC window to front elevation. Laminate flooring. Radiator.

Kitchen/Diner

uPVC patio doors and windows to rear elevation. Matching wall and base units with rolled edge worktops over. Stainless steel sink and drainer with half bowl. Rangemaster cooker with double extractor hood over. Space and plumbing for washing machine and dishwasher. Space for fridge/freezer. Part tiled walls. Laminate flooring. Radiator.

Landing

Loft access. Airing cupboard.

Bedroom One

uPVC window to front elevation. Radiator.

Bedroom Two

uPVC window to rear elevation. Range of built in wardrobes. Radiator.

Bedroom Three

uPVC window to front elevation. Radiator.

Bathroom

Obscured uPVC window to rear elevation. White suite comprising of panelled bath with electric shower, wash hand basin and low level W.C. Part tiled walls. Laminate flooring. Radiator.

Front Garden

Mostly laid to lawn with path leading to front door. Gated access to rear garden.

Rear Garden

Enclosed by timber fencing. Paved patio and lawned area. Steps leading to brick built shed. Gated access to front garden. Outside tap.

Garage & Parking

Up and over garage door.
Parking to the front of the garage.

Notes

Current owners have lived in the property for 31 years.

Boiler and flat roof were replaced in May 2020.

uPVC windows to the front were replaced in June 2019.

Sizes

Please note, all measurements of room sizes given are not guaranteed and figures are for guidance only.

Viewings

Strictly via our Swindon office telephone (01793) 641641.

Mortgages

If you would like independent mortgage advice please call Primary Mortgage Centre on (01793) 616617. Home visits available.

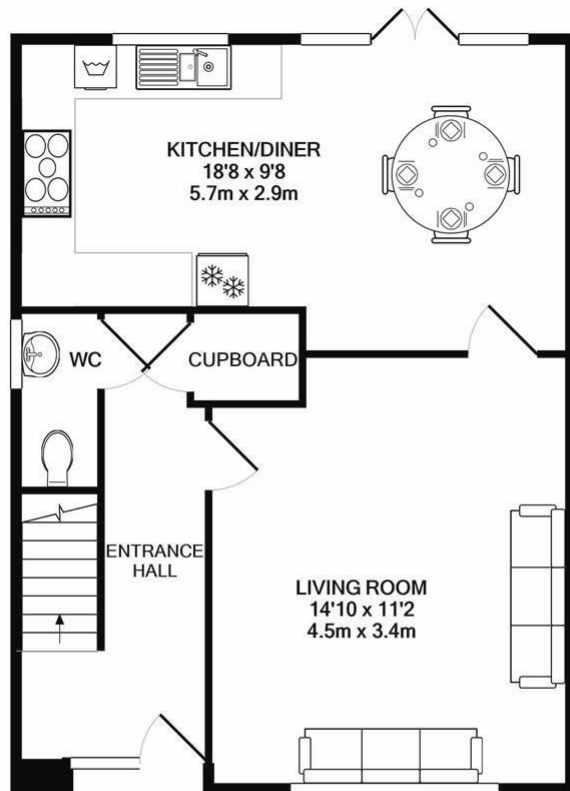
Money Laundering

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

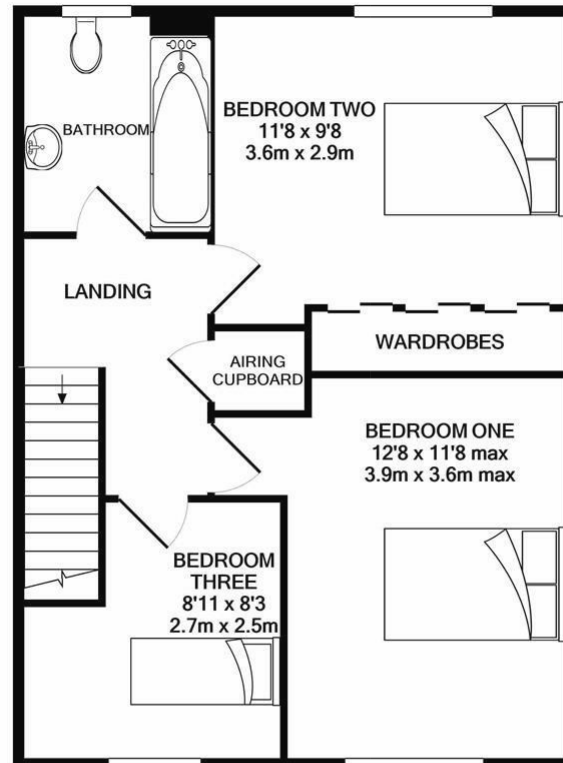


PRIMARY HOMES & LETTINGS

Tel: 01793 641 641



GROUND FLOOR



1ST FLOOR

FOR ILLUSTRATION ONLY

Whilst every attempt has been made to ensure the accuracy of the floor plan 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		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		88
(81-91) B		
(69-80) C		63
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 