

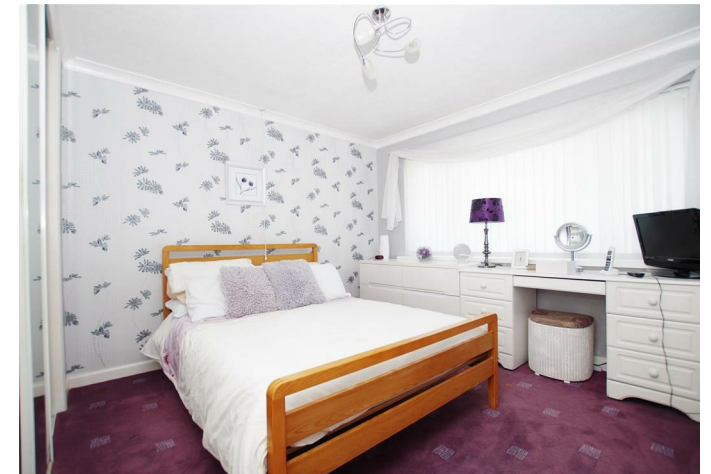




**13 Melford Walk, Nythe, Swindon,  
SN3 3RL**

- NO ONWARD CHAIN
- Mid Terrace House
- Three Bedrooms
- Garage
- Off Road Parking
- 24ft Lounge/Diner
- Kitchen
- Shower Room
- Front & Rear Garden
- Excellent Location

**Offers In Excess Of £235,000**



\*\*\* NO ONWARD CHAIN \*\*\* We are delighted to offer this three bedroom mid terrace house located on a quiet walkway, overlooking a large green, in the popular area of Nythe. With easy access to local schools, shops and transport links such as the A419 & M4 motorway. The accommodation briefly comprises of entrance porch, hallway, lounge/diner, kitchen, three bedrooms and shower room. Property also benefits from a garage with off road parking, front and rear garden, gas central heating and uPVC double glazing.

#### **Entrance Porch**

uPVC front door and windows to front elevation. Tiled flooring. Door to hallway.

#### **Hallway**

Obscured window to porch. Stairs to first floor. Laminate flooring. Radiator.

#### **Lounge/Diner**

uPVC French doors to rear garden. uPVC window to front elevation. Gas fireplace with marble surround and mantle over. Two radiators.

#### **Kitchen**

uPVC door and windows to rear elevation. White gloss wall and base units with solid oak worktops over. Acrylic sink and drainer with half bowl. Freestanding oven with extractor hood over. Space and plumbing for washing machine, dishwasher and tumble dryer. Under stairs cupboard with space for fridge/freezer. Hatch to lounge/diner. Part tiled walls. Vinyl flooring.

#### **Landing**

Airing cupboard. Loft access (partly boarded with loft ladder and light).

#### **Bedroom One**

uPVC window to front elevation. Built in wardrobes. Radiator.

#### **Bedroom Two**

uPVC window to rear elevation. Radiator.

#### **Bedroom Three**

uPVC window to front elevation. Built in wardrobe. Radiator.

#### **Shower Room**

Obscured uPVC window to rear elevation. White suite comprising of walk in shower, pedestal wash hand basin and low level W.C. Fully tiled walls. Vinyl flooring. Radiator.

#### **Front Garden**

Mostly gravelled with path leading to entrance porch. Gated access to rear garden.

#### **Rear Garden**

Fully enclosed by timber fencing. Paved patio. Laid to lawn with mature shrubs and pond. Gravelled area with raised shrubs. Path leading to garage. Gated access to front. Outside socket and tap.

#### **Garage**

Up and over garage door. Door to rear garden.

#### **Parking**

Off road parking for one vehicle.

#### **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.

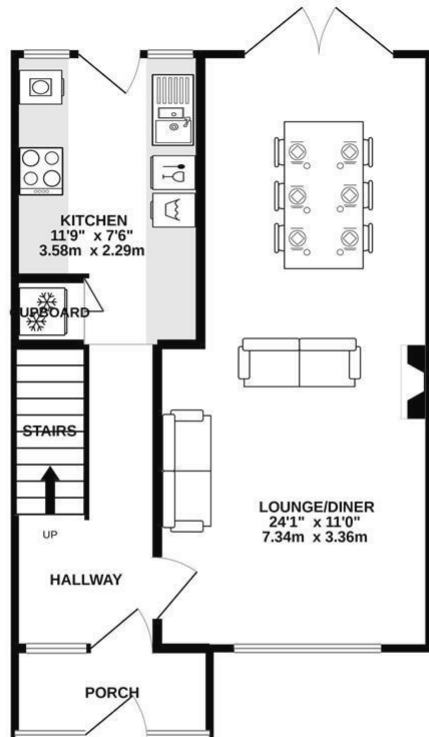




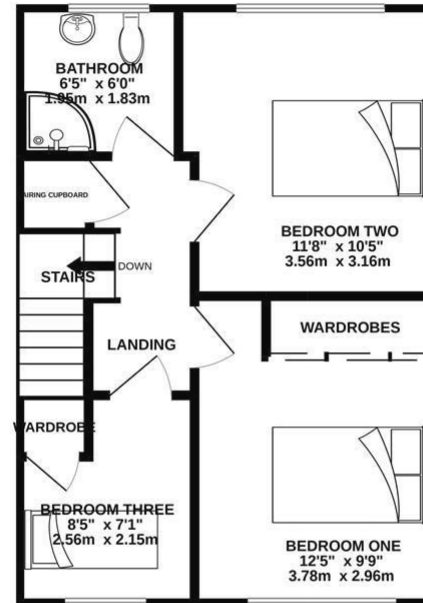
# PRIMARY HOMES & LETTINGS

Tel: 01793 641 641

GROUND FLOOR  
429 sq.ft. (39.9 sq.m.) approx.

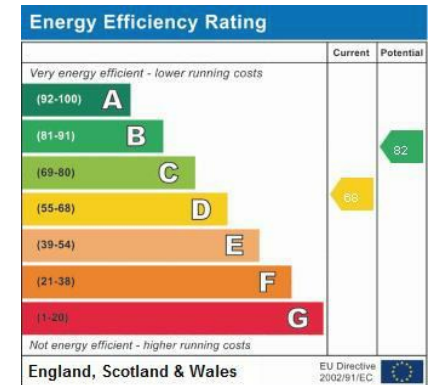


1ST FLOOR  
404 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA: 833 sq.ft. (77.4 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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