





**36 Colebrook Road,  
Coleview, Swindon, SN3 4EA**

- POTENTIAL TO EXTEND (STPP)
- Semi Detached House
- Two DOUBLE Bedrooms
- NO ONWARD CHAIN
- 100ft Rear Garden
- 22ft Lounge/Diner
- 16ft Integral Garage
- Downstairs W.C
- Driveway Parking
- Excellent Location

**Chain Free £250,000**





**\*\*\* HUGE POTENTIAL \*\*\* NO ONWARD CHAIN \*\*\*** We are pleased to offer this spacious two DOUBLE bedroom semi detached house WITH POTENTIAL TO EXTEND (subject to planning permission). Located in the popular area of Coleview within easy access to all local amenities, schools, Greenbridge Retail Park and transport links such as the A419 & A420. The accommodation briefly comprises of entrance hallway, lounge/diner, kitchen, downstairs W.C two bedrooms and bathroom. Property also benefits from an integral garage, 100ft enclosed rear garden, driveway parking, gas central heating and uPVC double glazing. An early viewing is highly recommended.

#### **Entrance Hallway**

uPVC front door. Stairs to first floor. Tiled flooring.

#### **Lounge/Diner**

uPVC windows to front elevation. uPVC French doors to rear garden. Built in gas fireplace with mantle over. Two radiators.

#### **Kitchen**

uPVC windows to rear and side elevation. Wall and base units with rolled edge worktops over. Ceramic sink and drainer with half bowl. Built in double oven. Gas hob with extractor hood over. Integral fridge. Tiled flooring. Radiator.

#### **Lobby**

Under stairs cupboard. Tiled flooring. Door to garage.

#### **W.C.**

Low level W.C. Tiled flooring. Inset ceiling lights.

#### **Landing**

uPVC window to side elevation.

#### **Bedroom One**

uPVC window to front elevation. Radiator.

#### **Bedroom Two**

uPVC window to rear elevation. Cupboard housing boiler. Loft access. Radiator.

#### **Bathroom**

Obscured uPVC window to rear elevation. White suite comprising of built in double shower, wash hand basin with cupboard under and built in W.C. Fully tiled walls. Tiled flooring. Heated towel rail.

#### **Integral Garage**

Double doors to front. Door to rear garden and lobby. Space and plumbing for washing machine and tumble dryer. Light and power.

#### **Front**

Driveway parking for two vehicles. Shrub borders with mature trees. Storm porch.

#### **Rear Garden**

Enclosed by mature trees. Mostly laid to lawn. Raised stone flowerbeds. Decking area. Greenhouse. Self build metal shed. Timber shed. Pedestrian access to garage. Outside tap.

#### **Council Tax**

Band - C

#### **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 Dan Spurr at Primary on (01793) 616617. Home visits available.

#### **Money Laundering**

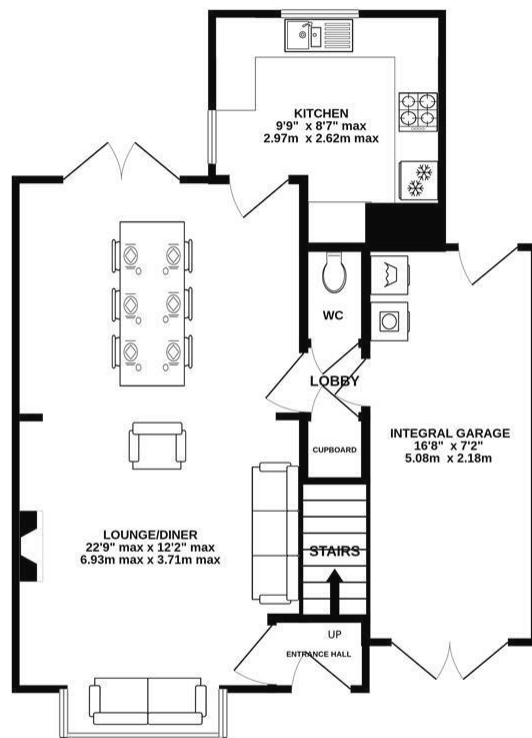
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



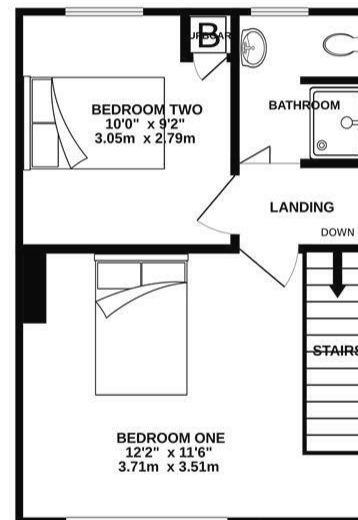
# PRIMARY HOMES & LETTINGS

Tel: 01793 641 641

GROUND FLOOR  
521 sq.ft. (48.4 sq.m.) approx.



1ST FLOOR  
315 sq.ft. (29.3 sq.m.) approx.



TOTAL FLOOR AREA : 836 sq.ft. (77.7 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.  
Made with Metropix ©2023



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	55	72
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

101 Commercial Road, Swindon, SN1 5PL  
Tel: 01793 641641 Fax: 01793 618127  
Email: [info@primaryhomesandlettings.co.uk](mailto:info@primaryhomesandlettings.co.uk)  
[www.primaryhomesandlettings.co.uk](http://www.primaryhomesandlettings.co.uk)