



**CONAN DOYLE WALK**  
Liden, Swindon, Wilts SN3 6JD

  
**PRIMARY**  
HOMES & LETTINGS



## Conan Doyle Walk, Liden, Swindon SN3 6JD

- End Terrace House
- Three DOUBLE Bedrooms
- Lounge/Diner
- Kitchen
- Fitted Bathroom
- Front & Rear Garden
- Downstairs Cloakroom
- Ample Storage
- Good Location
- EPC Rating - C

**Guide Price £240,000**



\*\*\* GUIDE PRICE £240,000 - £250,000 \*\*\* We are pleased to offer this three DOUBLE bedroom end terrace house located in the popular area of Liden within easy access to all local amenities, schools and transport links such as the A419 and M4 motorway. The accommodation comprises of entrance hallway, cloakroom, lounge/diner, kitchen, three bedrooms and bathroom. Property also benefits from front and rear garden, gas central heating and uPVC double glazing throughout.

### Entrance Hallway

Stairs to first floor. Storage cupboard. Understairs cupboard. Laminate flooring. Radiator.

### Cloakroom

Obscured uPVC window to front elevation. White suite comprising of wash hand basin and low level W.C. Part tiled walls. Radiator.

### Lounge/Diner

uPVC patio doors to rear garden. uPVC window to front elevation. Laminate flooring. Two radiators.

### Kitchen

uPVC door and window to rear elevation. White gloss wall and base units with rolled edge worktops over. Stainless steel sink and drainer. Space for cooker with extractor hood over. Space and plumbing for washing machine and dishwasher. Space for undercounter fridge/freezer. Part tiled walls. Laminate flooring. Inset ceiling lights. Radiator.

### Landing

uPVC window to front elevation. Storage cupboard. Loft access.

### Bedroom One

uPVC window to rear elevation. Radiator.

### Bedroom Two

uPVC window to front elevation. Laminate flooring. Radiator.

### Bedroom Three

uPVC window to rear elevation. Laminate flooring. Radiator.

### Bathroom

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

### Front Garden

Mostly laid to lawn with mature hedging. Path leading to front door.

### Rear Garden

Enclosed by brick wall. Paved patio. Gated access to rear.

### 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

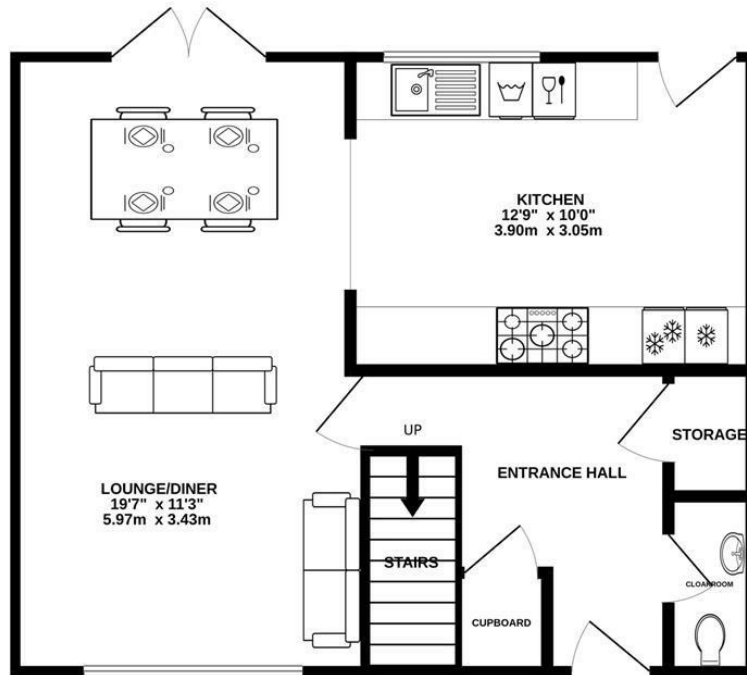
If you would like independent mortgage advice please call Dan Spurr at Primary on (01793) 616617. Home visits available.

### Money Laundering

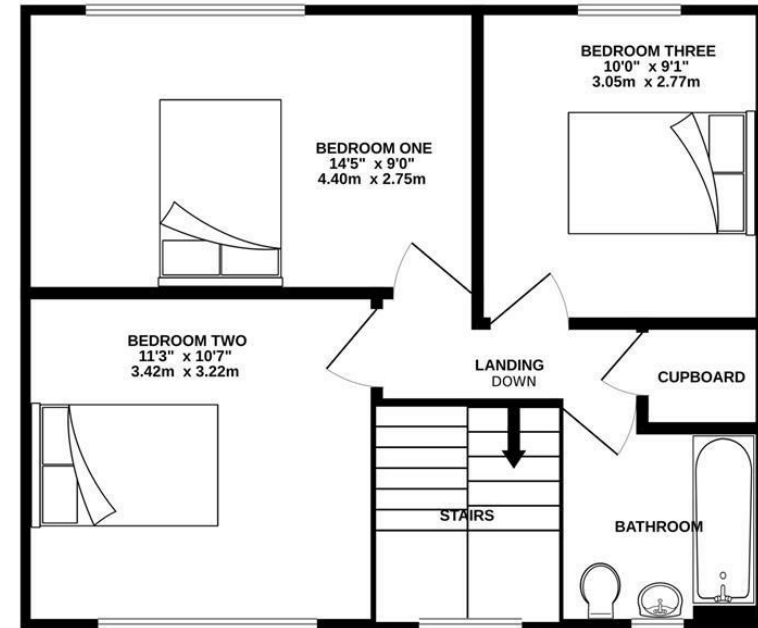
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



GROUND FLOOR  
460 sq.ft. (42.8 sq.m.) approx.



1ST FLOOR  
459 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA : 920 sq.ft. (85.4 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.  
Made with Metropix ©2024



01793 641641

10 Commercial Road, Swindon, SN1 5PL

info@primaryhomesandlettings.co.uk

**PRIMARY**  
HOMES & LETTINGS