



**BRYONY WAY**

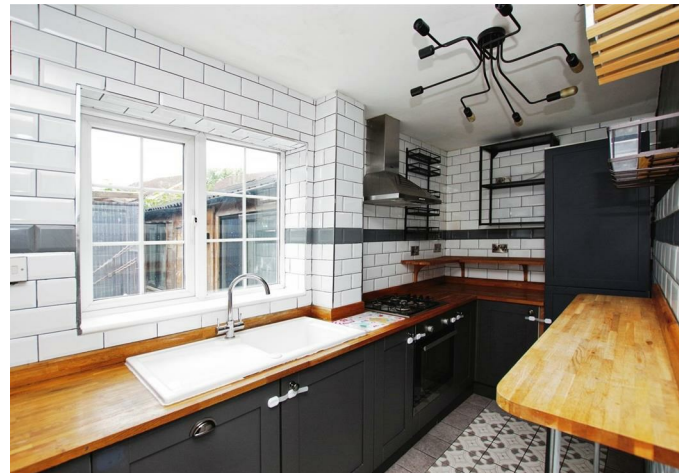
Woodhall Park, Swindon, SN2 2SJ

  
**PRIMARY**  
HOMES & LETTINGS

## Bryony Way, Woodhall Park, Swindon SN2 2SJ

- NO ONWARD CHAIN
- End Terrace House
- Two Bedrooms
- IDEAL FIRST TIME BUY OR BUY TO LET INVESTMENT
- Off Road Parking For TWO Vehicles
- Low Maintenance Garden
- Modern Kitchen
- Lounge/Diner
- Modern Bathroom
- Good Location

**Guide Price £200,000**



\*\*\* GUIDE PRICE £200,000 - £210,000 \*\*\* NO ONWARD CHAIN \*\*\* We are delighted to offer this well presented two bedroom end terrace house that has been tastefully modernised by the current owner. Located in Woodhall Park within easy access to local amenities, schools and The Orbital shopping centre. The accommodation comprises of entrance porch, lounge/diner, kitchen, two bedrooms and bathroom. Property also benefits from off road parking for two vehicles with additional street parking for visitors, low maintenance garden with shed and gas central heating. This attractive home would make an ideal first time purchase, investment opportunity, or downsizing option. Early viewing is highly recommended to fully appreciate all that this property has to offer.

#### **Entrance Porch**

uPVC window to front elevation. Wall unit. Space and plumbing for washing machine. Part tiled walls. Tiled flooring. Door to lounge/diner.

#### **Lounge/Diner**

uPVC bay window to front elevation. Stairs to first floor. Laminate flooring. Radiator.

#### **Kitchen**

uPVC window to side elevation. Window to porch. Base units with solid oak worktops over. Breakfast bar. Ceramic sink with drainer. Built in single oven. Gas hob with extracotr hood over. Integral fridge/freezer and dishwasher. Part tiled walls. Tiled flooring. Radiator.

#### **Landing**

Loft access.

#### **Bedroom One**

uPVC window to front elevation. Built in double wardrobe. Airing cupboard. Radiator.

#### **Bedroom Two**

uPVC window to front elevation. Laminate flooring. Radiator.

#### **Bathroom**

Obscured uPVC window to side elevation. White suite comprising of built in double shower, wash hand basin and low level W.C. Shaving point. Fully tiled walls. LVT flooring. Heated towel rail.

#### **Garden**

Enclosed by timber fencing with gated access. Paved patio with raised flowerbeds. Steps leading to a raised AstroTurf garden area with mature tree. Raised water feature. Large timber shed. Storage cupboard. Outside tap.

#### **Parking**

Off road parking for two vehicles with additional street parking for visitors.

#### **Tenure**

We are advised that this property is freehold; however, prospective buyers should verify this information with their solicitor or legal representative.

#### **Sizes**

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

#### **Viewings**

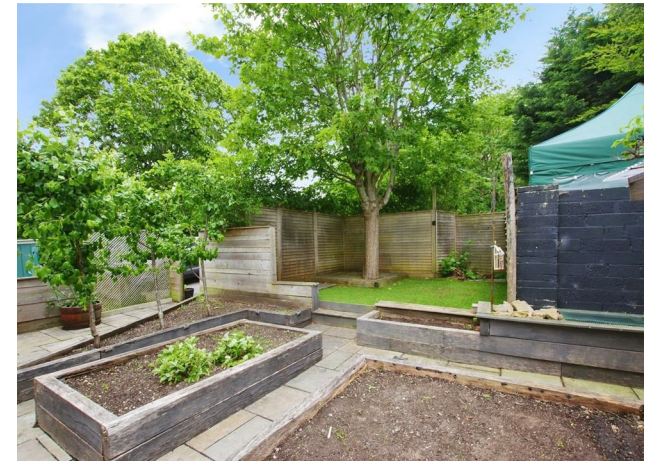
Strictly via our Swindon office telephone (01793) 641641.

#### **Mortgages**

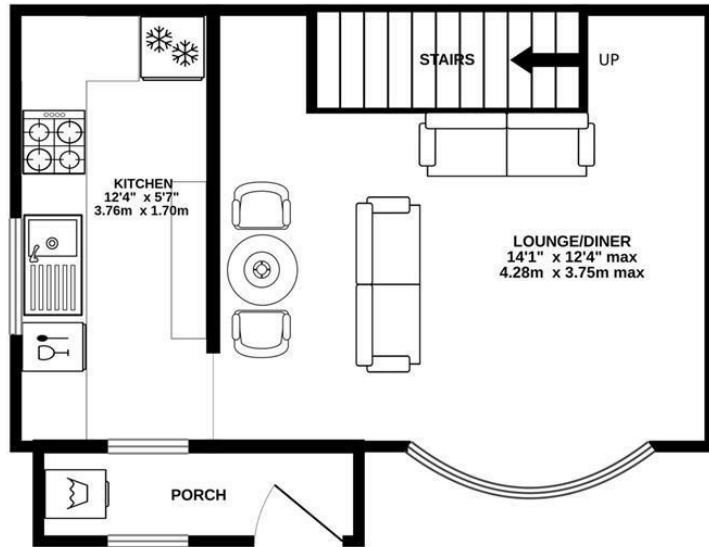
If you would like independent mortgage advice please call Dan Spurr at Primary on (01793) 616617. Home visits available.

#### **Money Laundering**

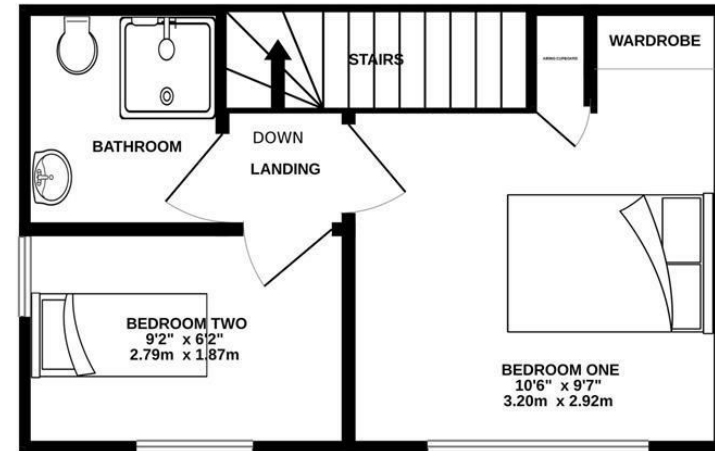
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



GROUND FLOOR  
272 sq.ft. (25.2 sq.m.) approx.



1ST FLOOR  
241 sq.ft. (22.4 sq.m.) approx.



TOTAL FLOOR AREA : 513 sq.ft. (47.7 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.  
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