



**12 Woodstock Road, Stratton,
Swindon, Wiltshire, SN3 4BD**

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A TWO BEDROOM BUNGALOW WITH AMPLE DRIVEWAY PARKING, GARAGE, FRONT AND REAR GARDENS

*Reception Room, open plan Garden Room, generous Kitchen/Breakfast room *Two Double Bedrooms and a Family Bathroom *gravelled front Garden, well established rear Garden with two Terraces *ample Parking and Garage

Location

Stratton, Swindon is a diverse, modern town surrounded by rolling countryside, located within half an hour's drive from Bath, Oxford and Bristol. There are regular train services to London Paddington (50 mins). Major attractions include the Designer Outlet and the town's arts scene with venues such as the Wyvern Theatre, Art Gallery and Arts Centre. The pedestrianised town centre offers a wide range of shops, cafes, restaurants and bars.

Stratton is within close proximity to Greenbridge Retail and Leisure Park, which provides a range of shops, restaurants, an IMAX Cinema and a Fitness and Well-Being Gym. There is a local supermarket and Primary and Senior Schools are all close to hand.

The bungalow is situated within the ever-popular Coleview.

DESCRIPTION

This semi detached bungalow is of brick elevations under a pitched tiled roof. The well-presented accommodation offers airy and light living space and has the addition of a garden room running across the rear of the property, leading to a terrace and the garden. There is mains gas central heating and the property is double glazed and carpeted.

Front door to **Entrance Hall** with an airing cupboard, **Bathroom** with tiled floor and half tiled walls, hand basin, shower, wc and bath. There are two **Double Bedrooms**, both with views over the front. A carpeted **Sitting Room** with stone fireplace and electric fire, and sliding doors lead through to the **Garden Room** with wood-effect flooring and doors onto **the Terrace** outside. The **Kitchen/Breakfast Room** has a tiled floor, wall and floor units, ceramic sink, Siemens double oven and grill, halogen

hob with extractor above, built in fridge, broom cupboard and space for a washing machine and dishwasher.

OUTSIDE

The house has a gravelled garden to the front with an off road parking area for a number of cars. There is a **Garage** with power and lighting. The rear garden is lawned and has well stocked beds and a cherry tree and includes two terraced areas.

TENURE

Freehold

SERVICES

Mains water, gas, electricity and drainage. Mains gas central heating

EPC

D67

COUNCIL TAX

Band C

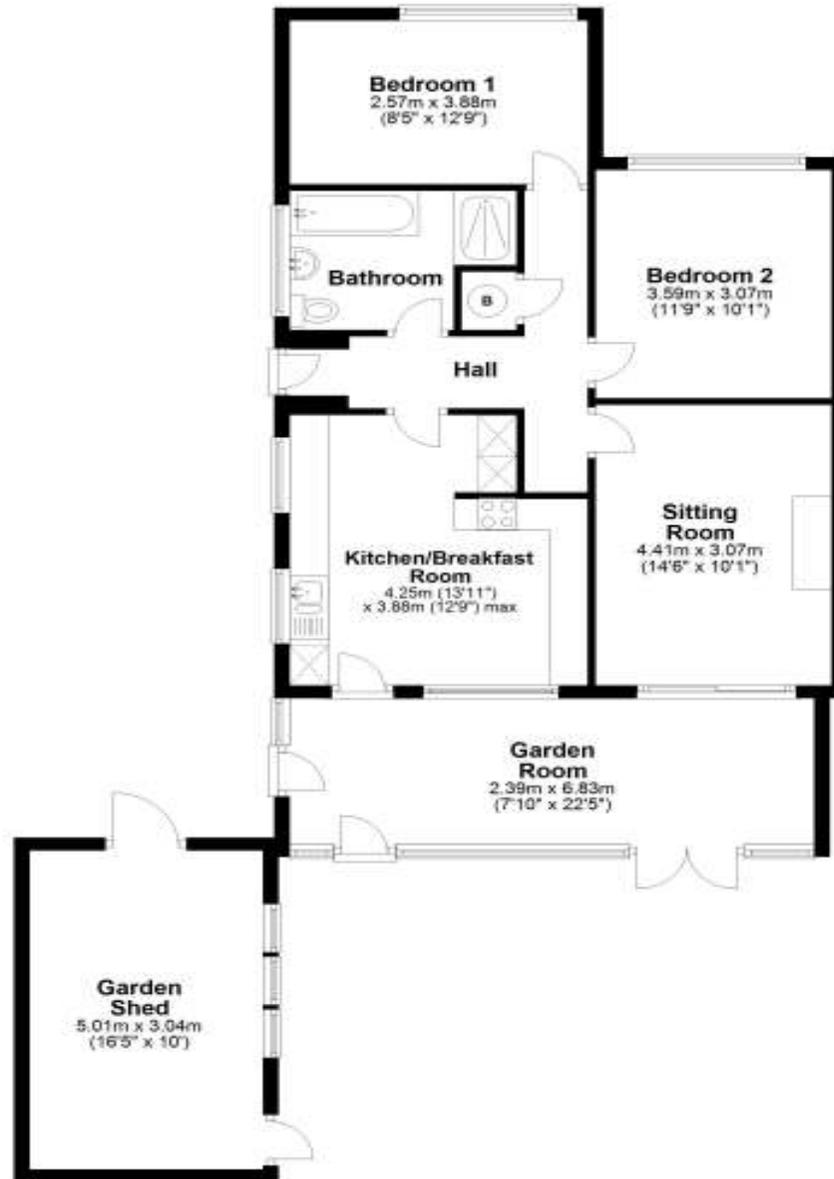
LOCAL AUTHORITY

Wiltshire Council, County Hall, Trowbridge, Wiltshire BA14 8JN, Tel: 01225 713000 www.wiltshire.gov.uk



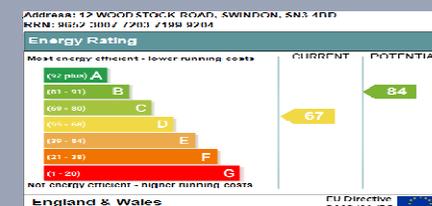
Floor Plan

Approx. 98.4 sq. metres (1059.6 sq. feet)



Total area: approx. 98.4 sq. metres (1059.6 sq. feet)





Important Notice

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