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2 Cleves Close, Grange Park, Swindon, Wiltshire, SN5 6JX

Asking Price £450,000



IN A NUTSHELL

 **4**
 **3**
 **2**

This four bedroom detached property is well located on a sought after cul de sac in Grange Park just a short walk from Tregoe Primary School and Lydiard Park.


This welcoming family home offers generous living space, a modern kitchen/dining room plus four good sized bedrooms making it perfect for a growing family.

The ground floor living accommodation comprises; entrance hall, W.C, a bay fronted lounge that is open to the dining room, the conservatory, a modern kitchen/dining room with access to the integral garage and rear garden.

The first floor offers; first floor landing, a generous main bedroom with double fitted wardrobes and an en-suite shower room, the second bedroom which also has a fitted wardrobe, the third bedroom, bedroom four plus the family bathroom.

To the rear is an enclosed rear garden with a decked seating area and pergola leading to a gravelled area and a further decked seating and barbecue area, there is also gated side access.

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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-  Honest valuations in current market conditions
-  Dedicated sales progression team
-  Recommended financial advisors
-  5* service from valuation to completion
-  Award winning lettings service
-  Ahead of the game marketing strategies
-  Professional photography
-  Social media marketing
-  Top listings on Rightmove and Zoopla

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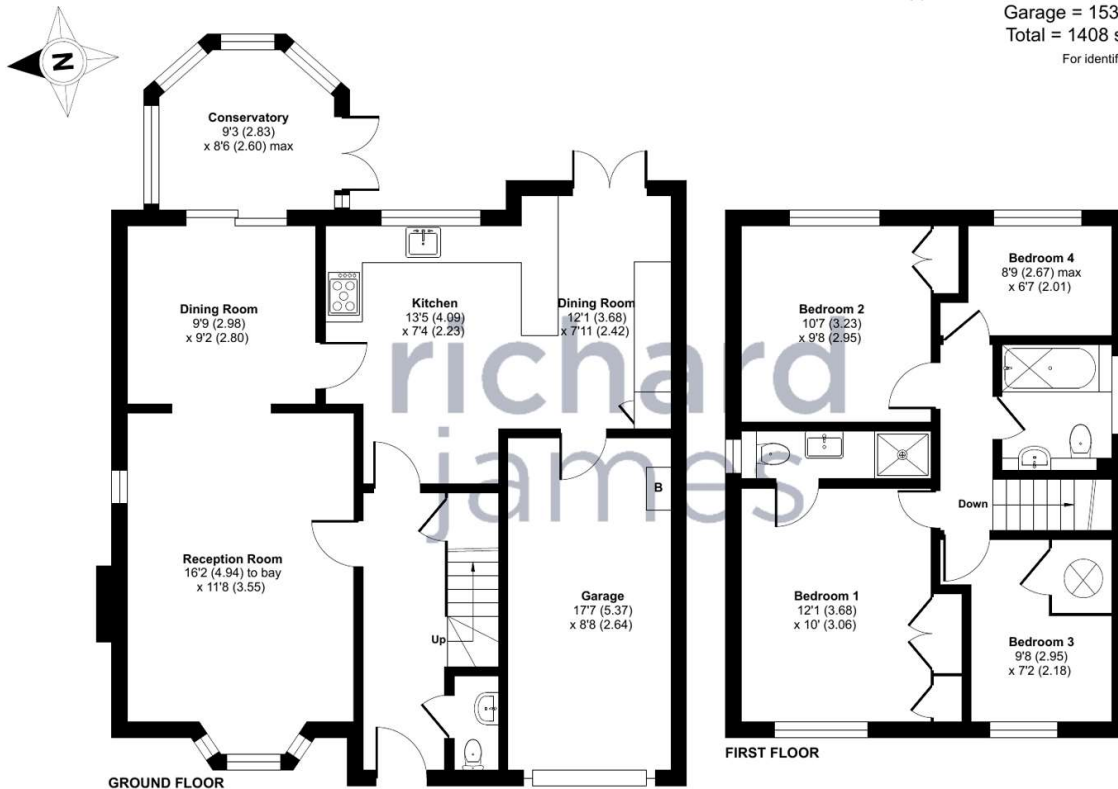
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Approximate Area = 1255 sq ft / 116.5 sq m
Garage = 153 sq ft / 14.2 sq m
Total = 1408 sq ft / 130.7 sq m
For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Richard James. REF: 1161361

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