



2 Hawfinch Close, SN3 5LW

£240,000



Discover this charming two-bedroom property on Hawfinch Close, Swindon, offering well-proportioned accommodation, a private garden and allocated parking, making it an appealing choice for first-time buyers, couples or those seeking a conveniently located home.

- Parking
- Garden
- Covingham
- Local Amenities
- 2 Bedroom
- Modern Kitchen

Bedrooms: 2 | **Bathrooms:** 1 | **Receptions:** 1

Property Type: Terraced House

Council Tax Band: C



Discover this charming two-bedroom property on Hawfinch Close, Swindon, offering well-proportioned accommodation, a private garden and allocated parking, making it an appealing choice for first-time buyers, couples or those seeking a conveniently located home.

The property provides approximately 575 sq ft (53 sq m) of accommodation, arranged over two floors, with a practical layout designed for modern living. Built between 1990 and 1999, the home benefits from mains gas heating, mains electricity and mains water, while FTTP broadband is available for fast and reliable connectivity.

Ground Floor

On entering the property, you are welcomed into a comfortable lounge, providing a versatile reception space for relaxing, entertaining or everyday family life. The lounge leads through towards the staircase and the kitchen/diner.

The kitchen/diner is positioned at the rear of the ground floor and provides a practical combination of fitted kitchen facilities and dining space. This room benefits from natural light and offers a convenient area for preparing meals and enjoying them together.

Room sizes:

Lounge: 2.85m x 4.12m (9'4" x 13'6")
Kitchen/Diner: 3.96m x 2.55m (13'0" x 8'4")
Ground floor: Approx. 27 sq m / 290 sq ft

First Floor

The first floor provides two bedrooms, together with a family bathroom.

The master bedroom is a generously proportioned double bedroom, offering a comfortable private retreat with space for bedroom furniture and storage. Bedroom 2 is also well suited as a bedroom, guest room, nursery or home office depending on the purchaser's requirements.

The bathroom is conveniently positioned between the bedrooms and provides the essential facilities for the household.

Room sizes:

Master Bedroom: 3.86m x 2.71m (12'8" x 8'11")
Bedroom 2: 3.89m x 2.23m (12'9" x 7'4")
Bathroom: 1.88m x 1.56m (6'2" x 5'1")
First floor: Approx. 26 sq m / 285 sq ft

Outside & Parking

Externally, the property benefits from a garden, providing useful outdoor space for relaxing, entertaining, gardening or enjoying warmer days. The property also comes with allocated parking, adding everyday convenience for residents and visitors.

Location

Situated on Hawfinch Close, Swindon, SN3 5LW, the property is conveniently positioned for access to local amenities, services and transport connections. The location provides a practical base for both day-to-day living and commuting.

Property Summary

Two-bedroom house

Approx. 575 sq ft / 53 sq m

Lounge: 2.85m x 4.12m

Kitchen/Diner: 3.96m x 2.55m

Master Bedroom: 3.86m x 2.71m

Bedroom 2: 3.89m x 2.23m

Bathroom: 1.88m x 1.56m

Private garden

Allocated parking

Mains gas heating

Mains electricity and water

FTTP broadband available

Built between 1990 and 1999

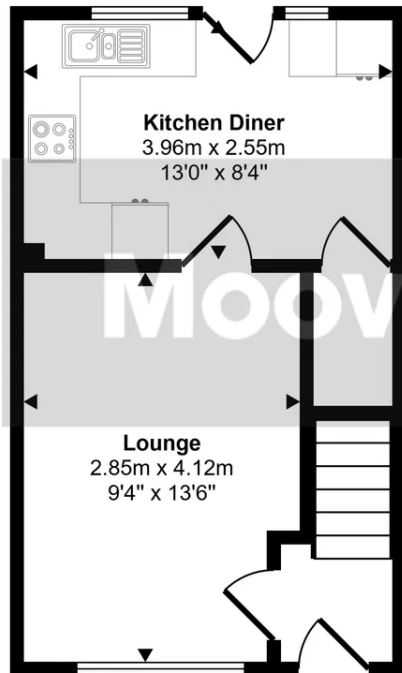
Ground floor: Approx. 27 sq m / 290 sq ft

First floor: Approx. 26 sq m / 285 sq ft

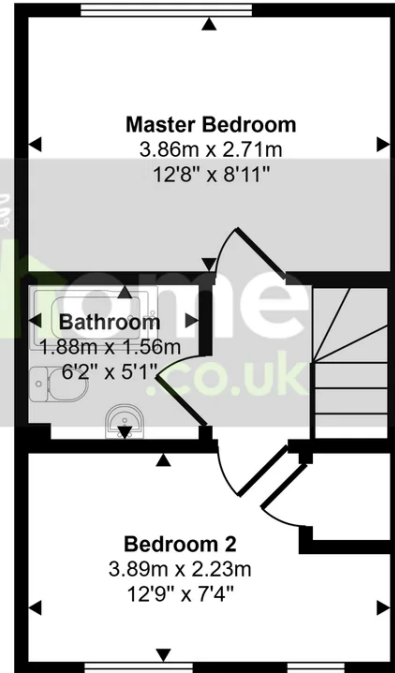




Approx Gross Internal Area
53 sq m / 575 sq ft



Ground Floor
Approx 27 sq m / 290 sq ft



First Floor
Approx 26 sq m / 285 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Moovahome

20 Ergo Business Park Kelvin Road, Swindon, SN3 3JW

01793 512345

hello@moovahome.co.uk

<https://moovahome.co.uk/>

