Kidson Trigg

Estate Agents, Chartered Surveyors & Auctioneers

50 STALLPITS ROAD, SHRIVENHAM, SWINDON, SN6 8BG

GUIDE PRICE £310,000

A 3 bedroom semi-detached house, with significant scope for improvement and/or extension. Secure front and rear garden, off-street parking, garage space and further room for additional structures. A genuine property and first time on the market in almost 50 years. Viewing essential!

Access to the property is down the front path, through the garden. The front door leads into the porch, immediately to the right is the double aspect sitting room. Immediately to the left is the dining room / snug / further reception room. The kitchen looks over the rear terraced courtyard and can be accessed through either the dining room or sitting room. Through the kitchen and to the right is a sun room which leads out on to the rear terrace. Beyond the kitchen are two utility rooms and the downstairs WC. These rooms could be suitable for conversion to accommodate the needs of the occupier.

The first floor has two double bedrooms and a family bathroom. There is a further single bedroom. There is extensive storage and cupboard space throughout.

There is a single garage and room for further external accommodation to the side of the house (subject to any necessary consents). The driveway is accessed through a set of double gates to the side of the plot and leads to the single garage. There is a good sized lawn garden to the front of the house bordered by a picket fence. To the rear of the house is a secure terraced garden.

Services - Mains electricity, gas, water, sewerage.

New boiler in 2016

New gas and electric smart meters installed in 2017

Shrivenham is a vibrant and well equipped village sitting at the foot of the Wiltshire and Berkshire Downs and at the entrance of the Vale of The White Horse. The village offers three public houses, a very popular artisan coffee house and delicatessen, convenience stores, hairdressers, florist,

beautician, a doctors surgery and pharmacist, tennis clubs, cricket practice ground, football club etc. There is a popular primary school in the heart of the village.

The village is also home to the international and prestigious Defence Academy (formally The Royal Military College of Science).

Swindon centre is approximately 7 miles and Oxford 24 miles (accessed directly via the A420) where there are bus and train services, (trains from Swindon, Hungerford and Didcot direct to London Paddington)

Junction 15 of the M4 is approximately 8 miles providing access to the west (Bath/Bristol and the M5) and to the East (Newbury/Reading and London).

Cirencester is located approximately 20 miles away and can be accessed via the A419 which is circa 4 miles from Shrivenham.

Shrivenham C of E (C) Primary School is located in the centre of the village Ofsted rating Good

Secondary Faringdon Community College Ofsted rating Outstanding

Pinewood Preparatory School is approximately 5 minutes by car.

DISCLAIMER

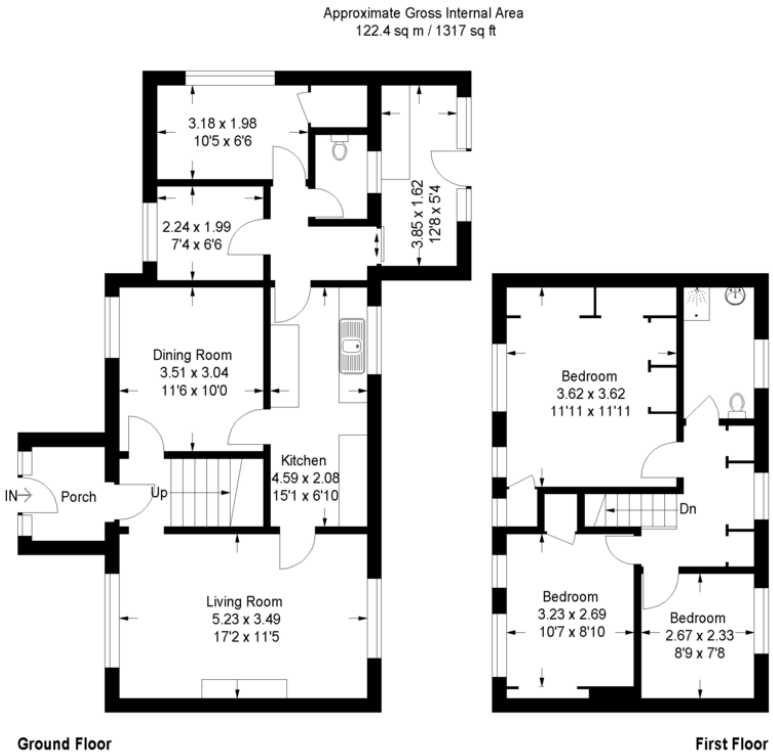
These particulars have been prepared with the utmost care but their accuracy including text, measurements, photographs and plans is for the guidance only of prospective purchasers and must not be relied upon as statements of fact. Their accuracy is not guaranteed. Descriptions are provided in good faith representing the opinion of the vendors' agents and should not be construed as statements of fact. Nothing in these particulars shall be deemed to imply that the property is in good condition or otherwise, nor that any services, facilities, fixtures and fittings are in good working order. These particulars do not

constitute part of any offer or contract.

Every effort has been taken to ensure that all statements contained within these particulars are factually correct. However, if applicants are uncertain about any relevant point, they are advised to ring this office for clarification. By doing so they may save themselves an unnecessary journey. All measurements given are approximate and are wall to wall unless stated otherwise.

Viewing strictly through sole agents Kidson-Trigg

01793 781937



- 3 bedrooms
- Genuine scope for improvement / re-configuration / extension (subject to necessary consents)
- Scope for further outbuildings
- Secure off-street parking
- South facing front garden
- Single garage
- Paved rear garden
- Sun-room
- Viewing essential

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.