

for sale

£370,000



## The Oak Oakfield Swindon SN3 3GJ

SHOW HOME - READY TO MOVE IN!  
UP TO £5000 IN LEGAL FEES PAID  
GROUND FLOOR BEDROOM & SHOWER  
ROOM  
ALL FURNITURE AND FITTINGS  
INCLUDED  
HOME TYPES WITH FLEXIBLE LIVING  
TO SUIT YOU



# The Oak Oakfield Swindon SN3 3GJ

## Ground Floor

### **Kitchen / Dining Area**

11' 2" x 9' 8" ( 3.40m x 2.95m )

High quality Scandinavian Velfac double glazed composite to the rear aspect. Double glazed door to access the enclosed rear garden. Beautifully presented fully fitted kitchen built with a range of base and wall mounted units comprising of cupboards and drawers. Ample storage. Fitted with modern appliances inclusive of Induction Hob and Integrated Fridge/Freezer unit. , Washing Machine, Dishwasher, Cooker-hood located above the hob. Tiling to all water sensitive areas.

### **Living Space - Open Plan**

11' 2" x 10' 7" ( 3.40m x 3.23m )

### **Bedroom Three**

13' 8" x 12' ( 4.17m x 3.66m )

High quality Scandinavian Velfac double glazed composite window to the front aspect

### **Shower Room**

7' 3" x 7' 3" ( 2.21m x 2.21m )

Three piece suite comprising of walk in shower, Low Level W/C and wash hand basin. Tiling to all water sensitive areas.



## First Floor Accommodation

### **Bedroom One**

14' 1" x 11' 1" ( 4.29m x 3.38m )

High quality Scandinavian Velfac double glazed composite window to the front aspect

### **Bedroom Two**

9' 7" x 8' 11" ( 2.92m x 2.72m )

High quality Scandinavian Velfac Velux style double glazed composite window to the rear aspect

### **Bathroom**

9' x 8' 6" ( 2.74m x 2.59m )

Three piece suite comprising of bath with mixer taps, Low Level W/C and wash hand basin. Tiling to all water sensitive areas.





**Ground Floor**

**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref: SND103258 - 0004

Tenure:Freehold EPC Rating: Exempt

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