



37 Ermin Street, Lower Stratton, Swindon, SN3 4RH

Price Guide £325,000 Freehold





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CHAPPELLS ARE DELIGHTED TO OFFER FOR SALE THIS DETACHED COTTAGE IN THE HEART OF STRATTON WHICH ENJOYS A GOOD SIZE GARDEN AND A DOUBLE GARAGE. TO THE GROUND FLOOR AN ENTRANCE PORCH LEADS INTO A WELCOMING HALLWAY WITH A DOWNSTAIRS CLOAKROOM, TWO RECEPTION ROOMS, A WELL APPOINTED KITCHEN AND A FURTHER SMALLER RECEPTION ROOM. TO THE FIRST FLOOR THERE ARE TWO DOUBLE BEDROOMS, A SINGLE BEDROOM AND A FAMILY BATHROOM. THE LOFT HAS BEEN CONVERTED (LADDER ACCESS & RESTRICTED HEIGHT) TO PROVIDE TWO ROOMS WITH VELUX ROOF LIGHTS. THE DELIGHTFUL GARDEN IS MAINLY LAID TO LAWN AND IS WELL STOCKED WITH VARIOUS TREES AND SHRUBS AND HAS A COVERED PATIO. THERE IS A LARGE SUMMERHOUSE/SHED AND DOUBLE GARAGE WITH ELECTRIC DOOR AND DRIVEWAY.

Situation

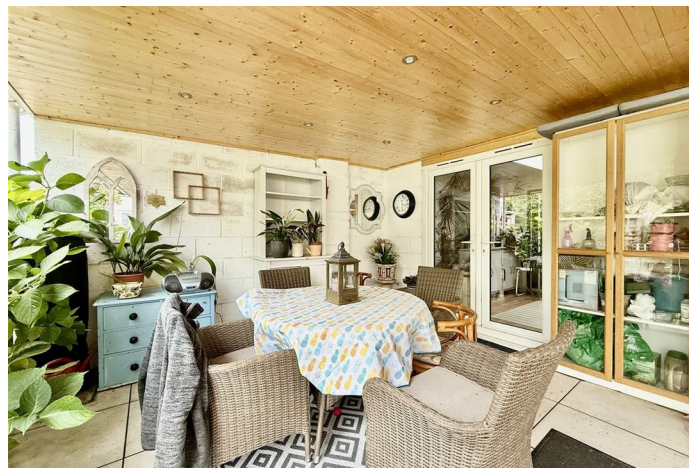
Ermin Street is situated in the heart of the popular location of Stratton, approximately 2 miles from Swindon Town Centre. Stratton has a range of amenities including a choice of shops, pubs, a leisure centre and well regarded primary and secondary schools. Greenbridge Retail Park is within easy reach with a further range of shops and leisure facilities and Swindon also has a McArthur Glen Designer Outlet. Swindon railway station provides access to London Paddington in 55 minutes and Junction 15 and 16 of the M4, A419 and A420 are close by.

- DETACHED COTTAGE
- THREE BEDROOMS
- THREE RECEPTIONS
- GOOD SIZE GARDEN
- DETACHED DOUBLE GARAGE
- 2 X LOFT ROOMS
- GROUND FLOOR CLOAKROOM
- SUMMERHOUSE/LARGE SHED

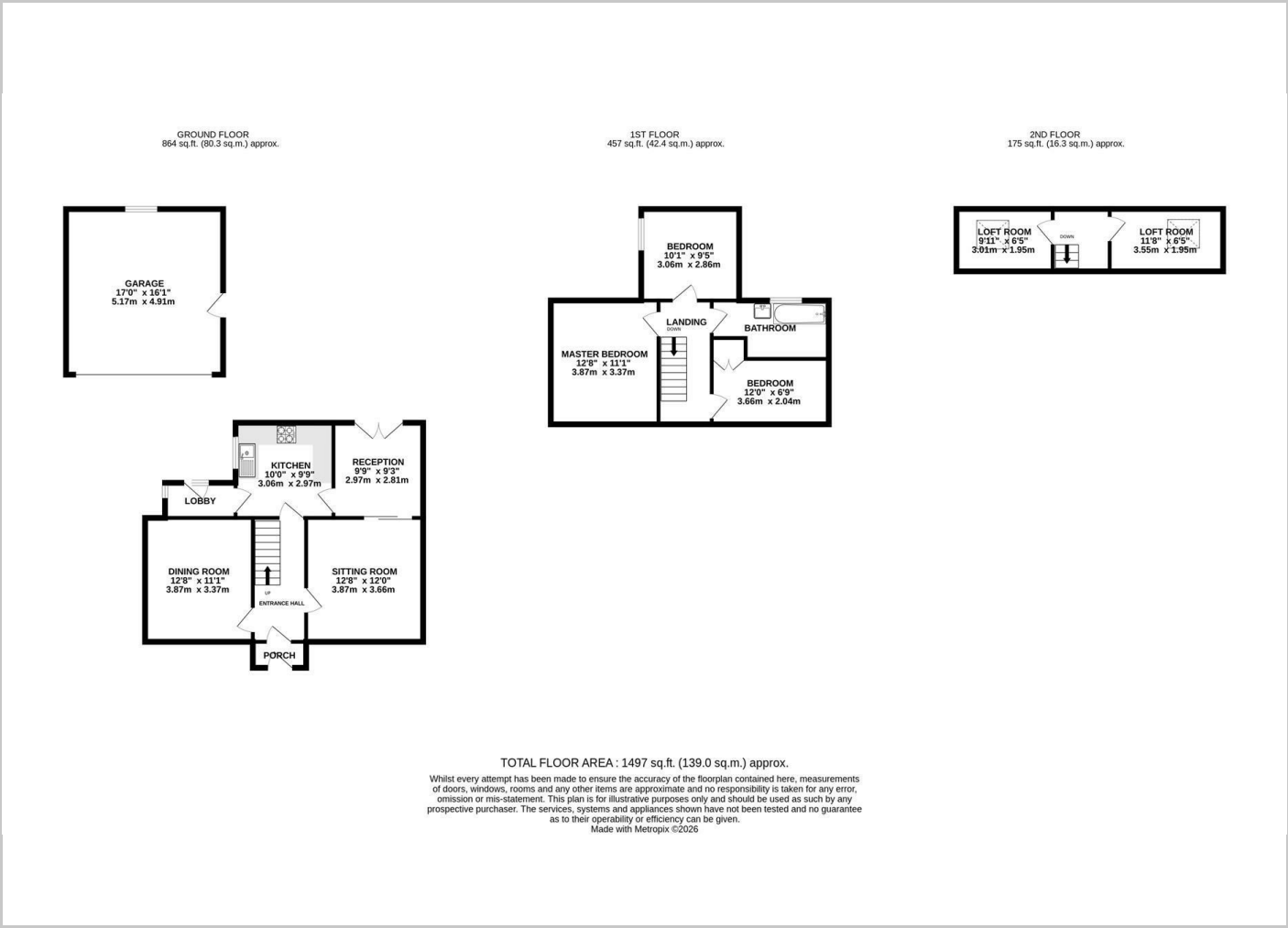
Council Tax Band: D

Viewing Arrangements

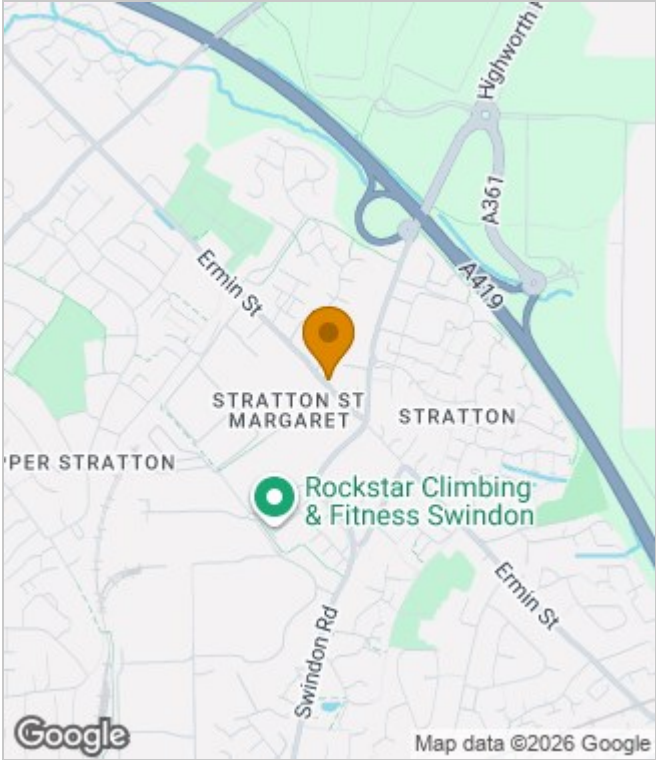
For an appointment to view please call Chappells on 01793 618080 or email: sales@chappells.uk.com



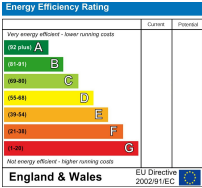
Floor Plans



Area Map



Energy Performance Graph



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