

OVER
30
YEARS OF
MOVING
PEOPLE

**ATWELL
MARTIN**
ESTATE AGENTS



Nindum Road, Swindon SN3 4AZ

Offers over £425,000

---OPEN DAY SAT 18TH JUNE... PLEASE CALL US TO BOOK
YOUR SLOT---

A SEMI-DETACHED, SPACIOUS and CLEVERLY EXTENDED
dormer style bungalow offering THREE BEDROOMS, TWO with
EN-SUITES. There is IMPRESSIVE DOWNSTAIRS LIVING
ACCOMMODATION that has recently been extended with the
kitchen and dining rooms both opening out onto the beautiful
120FT REAR GARDEN.

The Accommodation

Comprises, entrance hall, downstairs bathroom, a large, stylish
fitted kitchen plus a 10m lounge diner with sky pod and doors to
garden. There are two bedrooms with one housing an en suite
shower room. A further reception room / study offers some great
storage and has stairs to the first floor. iThe first floor offers a
large master bedroom and en-suite bathroom with Velux window.

The Location

Coleview is a popular residential area of mixed housing situated to
the eastern side of town. The area has its own amenities including
a general store, newsagents, takeaways and a chemist located at
nearby Covingham. Local schools are within easy reach including
Dorcan secondary school which also is the local leisure centre
complete with swimming pool, squash court, tennis courts etc.
Greenbridge shopping centre is approximately one mile and offers
a wider variety of shops, restaurants and a cinema complex. M4
junction 15 is approximately two miles and Swindon centre and
'The Old Town' with its wider range of amenities including mainline
station to Paddington is approximately three miles.

The Garden

Substantial block paved driveway to front providing off street
parking for a number of vehicles. The 120ft rear garden is laid
mainly to lawn, with an area of patio, has two sheds with a detached
garage with power.

Important Note

The seller is emigrating and will need 4 weeks between exchange
and completion.
Council Tax Band D.

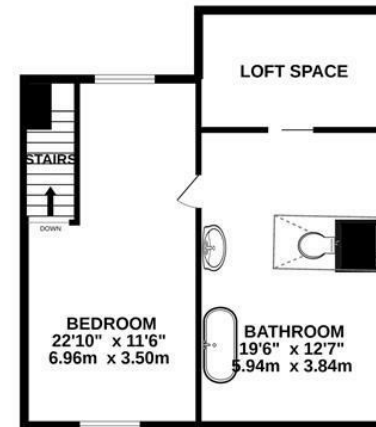




Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales <small>EU Directive 2002/91/EC</small>		England & Wales <small>EU Directive 2002/91/EC</small>	

GROUND FLOOR
1401 sq.ft. (130.2 sq.m.) approx.

1ST FLOOR
595 sq.ft. (55.2 sq.m.) approx.



TOTAL FLOOR AREA: 1996 sq.ft. (185.4 sq.m.) approx.

Floorplan for identification purposes only.
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NOTE: These details are believed to be materially correct although their accuracy is not guaranteed and they do not form any part of a contract. All fixtures and fittings mentioned in these particulars are included in the sale, all others are specifically excluded. Measurements are given as a guide only and should not be relied upon for carpets and furnishings. The agent has not tested any of the services, fittings or equipment and so does not verify that they are in working order. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.