

for sale

offers over **£210,000**



Cranmore Avenue Swindon SN3 2ES

A well presented end terrace family home has the advantage of off road parking and is ideally situated for a wealth of local amenities and several local schools, Landscaped rear garden.



Cranmore Avenue Swindon SN3 2ES

Ground Floor Accommodation

Entrance Hall

Radiator, wood effect laminate flooring, stairs to first floor landing, doors to kitchen and sitting room

Lounge/Dining Room

20' 8" x 11' 4" (6.30m x 3.45m)

Dual aspect windows, two radiators, Feature fireplace, tv point.

Kitchen

10' 11" x 6' 5" (3.33m x 1.96m)



First Floor Accommodation

First Floor Landing

Doors to bedrooms and bathroom

Bedroom One

14' 6" x 9' 5" (4.42m x 2.87m)

Window to rear aspect, radiator, wardrobe, TV point.

Bedroom Two

11' x 9' 3" (3.35m x 2.82m)

Window to front, radiator, tv point, airing cupboard

Bedroom Three

8' 8" MAX x 5' 8" MAX (2.64m MAX x 1.73m MAX)

8'8" x 5'8" narrowing to 5'8" x 4'5"

window to front aspect, radiator, bulk head storage cupboard

Bathroom

Three piece suite comprising corner bath, close coupled WC, vanity wash hand basin, window to rear aspect.

External Features

Front Garden

Tarmac driveway for two cars.

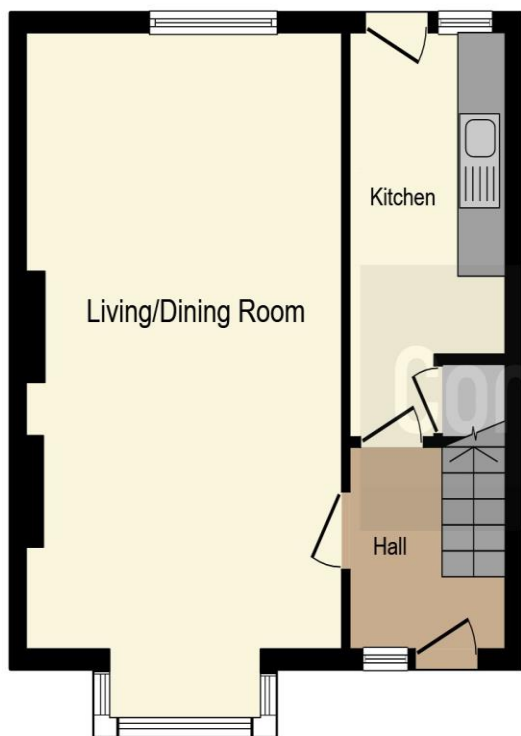
Rear Garden

Patio area to the fore with shingle seating area with Pergola over, established borders, Concrete shed, Side gate, Timber workshop with power

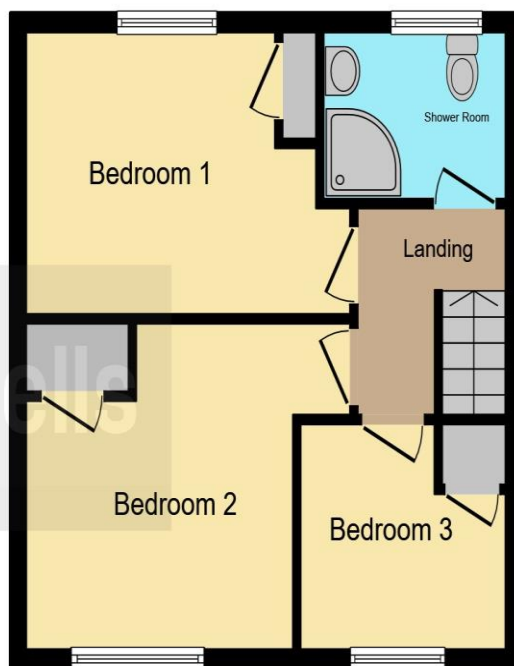
Parking

Driveway parking





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

To view this property please contact Connells on

T 01793 461757
E swindonoldtown@connells.co.uk

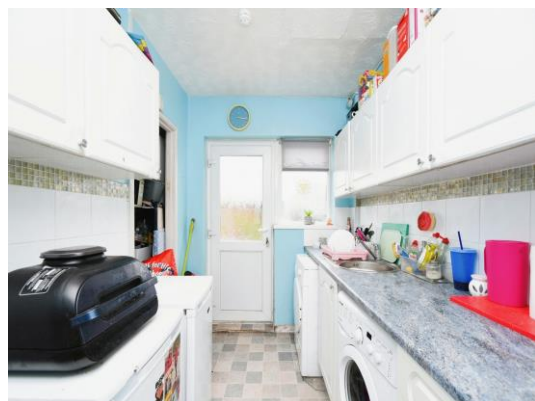
3-5 Victoria House, Albert St
 SWINDON SN1 3BG

Property Ref: SND102475 - 0010

Tenure: Freehold

EPC Rating: C

view this property online connells.co.uk/Property/SND102475



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at <http://www.connells.co.uk> | www.rightmove.co.uk | www.zoopla.co.uk