

for sale

offers over **£290,000**



## Langford Grove Swindon SN3 1BT

Nestled in the heart of the sought-after Old Walcot area, this well-presented three-bedroom mid-terraced house offers the perfect blend of comfort and convenience. Set within a quiet cul-de-sac, this home is ideal for first-time buyers, young families. Viewing Highly Recommended!





# Langford Grove Swindon SN3 1BT

## Ground Floor Accommodation

### **Entrance Hall**

Access to Living Room, Dining Room through to Kitchen, Stairs up to First Floor

### **Living Room**

12' 4" x 9' 1" ( 3.76m x 2.77m )

Double Glazed Bay Window to Front, Radiator, Archway to Dining Room

### **Dining Room**

11' 3" x 15' 3" ( 3.43m x 4.65m )

Double Glazed Window to Rear, Feature Fire Place with Working Gas Fire, Radiator, Door to Kitchen

### **Kitchen**

15' x 8' 4" Maximum ( 4.57m x 2.54m Maximum )

2 x Double Glazed Windows to Rear and Side with Door also to Rear, Range of Wall and Base Units with Work Surface Over, Inset Sink with Hot & Cold Tap, Space for Cooker with Extractor Hood in Place, Space and plumbing for Washing Machine and Space for Fridge / Freezer, Breakfast Bar



## First Floor Accommodation

### **Bedroom 1**

10' 2" x 11' 5" ( 3.10m x 3.48m )  
Double Glazed Window to Rear, Radiator

### **Bedroom 2**

11' 8" Maximum x 10' Maximum ( 3.56m Maximum x 3.05m Maximum )  
Double Glazed Window to Front, Radiator

### **Bedroom 3**

8' 4" x 7' 2" ( 2.54m x 2.18m )  
Double Glazed Window to Front, Radiator

### **Bathroom**

Obscure Double Glazed Window to Rear, Three Piece Suite  
Comprising of WC, Pedestal Sink and Panel Bath with Shower  
Over, Fully Tiled, Chrome Heated Towel Rail

## Outside Space

### **Rear Garden**

Fully Enclosed by Fence Panels, Low Maintenance Garden,  
Mostly Laid to Lawn with a Patio and Shingle Area

### **Parking**

Driveway Parking to the Front of the Property







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](http://www.focalagent.com)

To view this property please contact Connells on

**T 01793 461757**  
**E [swindonoldtown@connells.co.uk](mailto:swindonoldtown@connells.co.uk)**

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

Property Ref: SND102763 - 0007

Tenure: Freehold EPC Rating: D

Council Tax Band: C

**view this property online [connells.co.uk/Property/SND102763](http://connells.co.uk/Property/SND102763)**



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](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)