

for sale

offers over **£280,000**



Crampton Square Swindon SN3 3GA

Offered under the FIRST HOMES SCHEME is this modern end-terraced home with generous living space and driveway parking in a great location within the SN3 area of Swindon. Viewing is Highly Recommended!



Crampton Square Swindon SN3 3GA

Ground Floor Accommodation

Entrance Hall

Access to Lounge through to Cloakroom and Kitchen / Diner

Lounge

11' 6" x 12' 7" (3.51m x 3.84m)

Double Glazed Window to Front, Radiator, Doorway through to Cloakroom and Kitchen / Diner

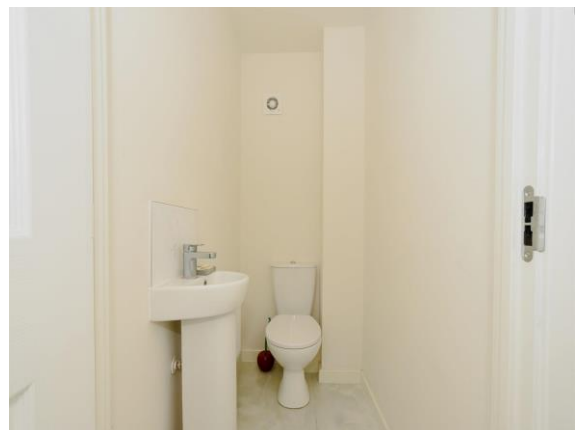
Cloakroom

WC and Wash Hand Basin

Kitchen / Diner

14' 7" x 8' 11" Maximum (4.45m x 2.72m Maximum)

Double Glazed Window and French Doors to Rear, Range of Modern White Gloss Wall and Base Units with Work Surface Over, Inset Stainless Steel Sink with Draining Board and Mixer Tap, Built In Oven with Gas Hob and Extractor Hood Over, Integrated Washing Machine and Fridge / Freezer, Under Stairs Storage, Radiator



First Floor Accommodation

Landing

Access to Second and Third Bedrooms, Study and Family Bathroom, Stairs up to Second Floor

Bedroom 2

14' 7" x 8' 8" (4.45m x 2.64m)
Double Glazed Window to Rear, Radiator

Bedroom 3

8' x 9' 5" (2.44m x 2.87m)
Double Glazed Window to Front, Radiator

Study

7' 8" x 6' 4" (2.34m x 1.93m)
Double Glazed Window to Front, Radiator

Bathroom

Three Piece White Suite Comprising of WC, Pedestal Sink and Panel Bath with Mixer Taps and Shower Attachment, Extractor Fan

Second Floor Accommodation

Bedroom 1

14' 7" x 12' 7" (4.45m x 3.84m)
Double Glazed Window to Front, Radiator, Door to En-Suite

En-Suite

Double Glazed Velux Style Window to Rear, Three Piece Suite Comprising of WC, Pedestal Sink and Shower Cubicle, Extractor Fan

External Features

Rear Garden

Private Garden Enclosed by Fence Panels, Mostly Laid to Lawn with Patio Area

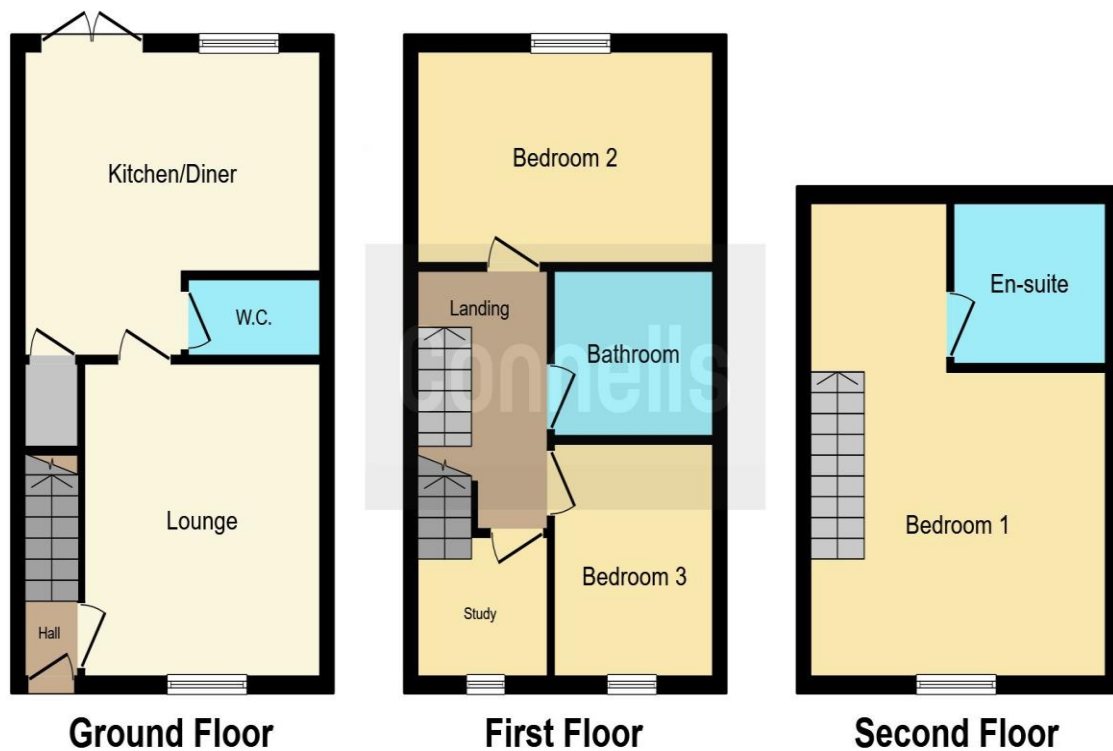
Parking

Driveway Parking to the Front of the Property and Allocated Space to the Side of the Property.

Agent Note:

There is a criteria that needs to be met to qualify for the purchase of this property. Please ask for more information.





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

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

Property Ref: SND102636 - 0006

Tenure:Freehold EPC Rating: B

Council Tax Band: D

view this property online connells.co.uk/Property/SND102636



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.

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