

for sale

guide price **£310,000**



Ridge Nether Moor SWINDON SN3 6ND

Introducing this beautifully presented family home located in the popular residential area of Liden, East Swindon. An ideal location for access to local schools, shops and transport links including easy access to the M4, M419 and the Great Western Hospital. Viewing Highly Recommended!



Ridge Nether Moor SWINDON SN3 6ND

Ground Floor Accommodation

Entrance Porch

Double Glazed Window to Side, Radiator

Lounge

18' 8" x 11' 9" (5.69m x 3.58m)

Double Glazed Window to Front, Double Doors through to Kitchen / Dining Room, Door to Study, Stairs up to First Floor

Study

9' 7" x 7' 9" (2.92m x 2.36m)

Kitchen / Dining Room

18' x 9' 4" (5.49m x 2.84m)

Dining Room:

Double Glazed Patio Doors to Rear Garden, Radiator.

Kitchen:

Double Glazed Window to Rear, Double Glazed Single Door to Rear Garden, Modern Range of Wall and Base Units with Work Surface Over and Matching Island, Inset Sink with Hot Tap Dispenser, Built In Oven with Induction Hob Over and Splash Back, Integrated Dish Washer, Opening to Utility Room

Utility Room

7' 2" x 4' 9" (2.18m x 1.45m)

Radiator, Space and Plumbing for Washing Machine, Space for other Appliances such as Tumble Dryer and Fridge / Freezer, Under Stairs Storage, Door to Cloakroom

Cloakroom

WC and Vanity Sink Unit



First Floor Accommodation

Bedroom 1

17' narrowing to 9' 4" x 8' 11" (5.18m narrowing to 2.84m x 2.72m)

Double Glazed Window to Rear, Built in Wardrobes and Storage, Radiator

Bedroom 2

10' 9" x 9' 9" (3.28m x 2.97m)

Double Glazed Window to Front, Radiator

Bedroom 3

9' 5" x 8' 8" (2.87m x 2.64m)

Double Glazed Window to Front, Radiator

Bedroom 4

8' 5" extending to 9' 06" x 7' 9" (2.57m extending to 2.90m x 2.36m)

Double Glazed Window to Rear, Radiator

Bathroom

Modern Three Piece Suite Comprising of WC, Vanity Sink Unit and Panel Bath with Shower and Screen Over, Tiled to Water Sensitive Areas, Heated Towel Rail

External Space

Front Garden

Laid to Lawn with Path to Front Door

Rear Garden

Private Garden Enclosed via Fence Panels, Mainly Laid to Lawn with Patio Area and Path to Rear Gate Access

Garage Storage

Garage Storage Space to the Front of the Property

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

To view this property please contact Connells on

T 01793 461757
E swindonoldtown@connells.co.uk

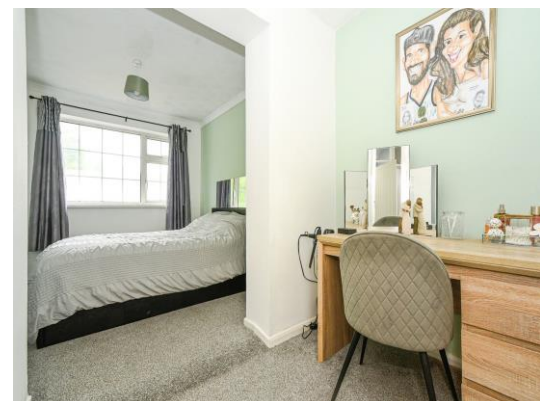
3-5 Victoria House, Albert St
 SWINDON SN1 3BG

Property Ref: SND102861 - 0002

Tenure: Freehold EPC Rating: C

Council Tax Band: C

view this property online connells.co.uk/Property/SND102861



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