

for sale

offers in excess of **£250,000**



The Weavers Swindon SN3 1SE

Ideally positioned just a short stroll from the heart of Old Town with its wide range of independent shops, cafés, restaurants, and pubs. For those who love the outdoors, there are plenty of nearby green spaces and scenic walks with Idyllic Lawns woods just a stone's throw from the property.



The Weavers Swindon SN3 1SE

Ground Floor Accommodation

Storm Porch

PVC External Door, Double Glazed Window Panel to Front, Door Through to House,

Entrance Hall

Access to Kitchen and Lounge/Dining Room, Storage Cupboard, Stairs up to First Floor

Kitchen

11' x 9' 1" (3.35m x 2.77m)

Double Glazed Window to Front, Range of Wall and Base Units with Work Surface Over, Stainless Steel Inset Sink with Draining Board and Mixer Tap, Tiled Splash Back all Around, Double Built In Oven with Gas Hob Over, Space for Appliances

Lounge / Dining Room

16' 4" x 16' 5" (4.98m x 5.00m)

Double Glazed Window and Patio Doors to Rear Garden, Radiator



First Floor Accommodation

Landing

Access to both Bedrooms and Bathroom, Airing Cupboard

Bedroom 1

10' 6" x 16' 5" (3.20m x 5.00m)

2 x Double Glazed Windows to Rear, 2 x Radiators

Bedroom 2

10' x 13' 6" (3.05m x 4.11m)

2 x Double Glazed Windows to Front, Storage Cupboard, 1 x Radiator,

Shower Room

Three Piece Suite Comprising of WC, Pedestal Sink and Double Shower Enclosure, Support Poles, Fully Tiled

External Features

Front Garden

Private Courtyard, Fully Enclosed by Fence Panels, Laid to Patio, Storage Cupboard Next to Porch

Rear Garden

Small Patio Area with Lawn Area leading out to Communal Garden

Communal Garden

Large Open Green Space for all Homeowners to Enjoy

Garage

Private Garage with Power and Light

Parking

Garage and 6 Visitor Spaces





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: SND102229 - 0004

Tenure: Leasehold EPC Rating: D

Council Tax Band: D Service Charge: 300.00

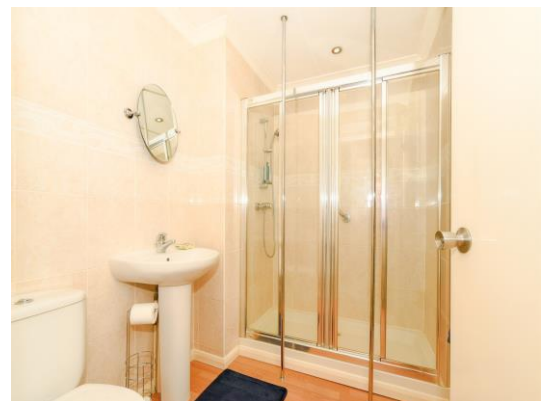
Ground Rent: Ask Agent

view this property online connells.co.uk/Property/SND102229

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Dec 1978. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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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