

for sale

£260,000



Homington Avenue Coate Swindon SN3 6GE

FREEHOLD property offered with NO onward chain is this recently built, two double bedroom, semi-detached home situated in a quiet position within the sought after Badbury Park development. Beautifully presented throughout with a landscaped garden and driveway parking, viewing is highly recommended!



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Ground Floor Accommodation

Entrance Hall

Access to Kitchen / Dining Room, Living Room, Cloakroom and Stairs up to First Floor Accommodation, Radiator

Cloakroom

WC, Pedestal Wash Hand Basin, Tiled Floor, Extractor Fan, Radiator.

Kitchen / Dining Room

16' 3" x 7' 10" (4.95m x 2.39m)

Double Glazed Window to Front, Range of Modern White Wall and Base Units with Work Surface Over and Matching Up Stands, Inset Stainless Steel One and Half Bowl Sink with Mixer Tap, Built In Oven, Gas Hob with Extractor Hood Over, Space for Appliances, Tiled Floor, Spot Lights, Radiator

Living Room

9' 6" x 14' 11" (2.90m x 4.55m)

Double Glazed Window and Door to Rear Garden, Radiator



First Floor Accommodation

Landing

Access to Both Bedrooms and Bathroom, Loft Access, Airing Cupboard, Radiator

Bedroom 1

14' 11" x 10' 9" (4.55m x 3.28m)

2 X Double Glazed Windows to Front, Storage Cupboard, Radiator

Bedroom 2

14' 11" x 8' 3" (4.55m x 2.51m)

2 X Double Glazed Windows to Rear, Radiator

Bathroom

Three Piece White Suite Comprising of WC, Pedestal Sink and Panel Bath with Shower and Screen Over, Tiled to Water Sensitive Areas, Extractor Fans, Spot Lights, Radiator

External Features

Rear Garden

Fully Enclosed Landscaped Rear Garden with Split Level Aspect. Raised Area Laid to Lawn, Lower Area Laid to Patio, Side Access via Gate

Parking

Driveway Parking for 2 Cars 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

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

Property Ref: SND102992 - 0003

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

view this property online connells.co.uk/Property/SND102992

This is a Leasehold property with details as follows; Term of Lease 990 years from 23 Mar 2023. 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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