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7 Manor Drive
Swindon

7 Manor Drive, Swindon, DY3 4ND

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Fantastic opportunity for those wanting a project for improvement. This extended 2 Bedroom Semi-detached with Garage enjoys the end position within this small cul-de-sac leading off Wombourne Road, being side on to the rural edge of Swindon Village, with delightful outlook. The property is within walking distance from St. John's Primary School and village shops.

With gas central heating and comprising: Side Entrance Hall, Lounge, Dining Room, Kitchen, Rear Lobby, Ground Floor Shower Room, Landing, 2 Bedrooms and 1st Floor Bathroom. There is a single Garage & Driveway parking.

OVERALL, A PROPERTY WITH MUCH POTENTIAL BEING WELL WORTH INSPECTION TO FULLY APPRECIATE – AVAILABLE WITH NO ONWARD CHAIN.

On the Ground Floor, there is a side Entrance Hall with part double glazed timber door and side timber double glazed window, stairs off to 1st Floor and doors to Lounge and Dining Room.

The Lounge has dual aspect with timber double glazed front bay window, side timber double glazed window, mantel fireplace with hearth and inset fire and back boiler.

There was a Dining Room in the middle with side timber double glazed window, Store (below stairs) and wide opening to the Kitchen. The Kitchen has a range of wall/base cupboards, worktops, tiled splashbacks, sink, Creda built-in double oven, Electrolux gas hob, Zanussi cooker hood over, 3 appliance spaces, UPVC double glazed rear window and Pantry.

A doorway gives access to the rear Lobby having part obscure UPVC double glazed door to Garden and there is a sliding door to the Shower Room.

The Ground Floor Shower Room has a peach coloured suite with shower cubicle having screen and entrance door, WC, basin with tiled splashback, extractor, electric fan heater and obscure UPVC double glazed side and rear window.

On the 1st Floor, there is a Landing having loft access and doors to 2 Bedrooms and Bathroom.

Bedroom 1 is a generous size double bedroom having double glazed window, range of built-in wardrobes with top cupboards, cupboard and drawer unit, cupboard with lift up lid, cupboard and shelf unit, headboard with bedside shelves and shallow built-in cupboard with hanging space.

Bedroom 2 has a rear UPVC double glazed window, shallow built-in cupboard with hanging space, dressing table with 3 cupboards, cupboard and shelf unit and Airing Cupboard (with tank and shelving).

There is a Bathroom having bath with tiled surround and Mira shower over, basin with tiled splashback, WC, shaver point and obscure UPVC double glazed window.

Outside, there is a single Garage with up and over door, power point, tap and strip lights.

The Rear Garden has a paved patio leading onto the lawn with pathway, rockery, side planting beds, rear border, shed to corner, rear tap and with side path and gate to front. At the front there are lawn areas with a shared access tarmac crossover from the end of the cul-de-sac, with concrete/gravel side Driveway and side paved area leading to the Garage.

Tenure:

Council Tax Band: C

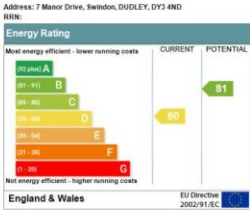
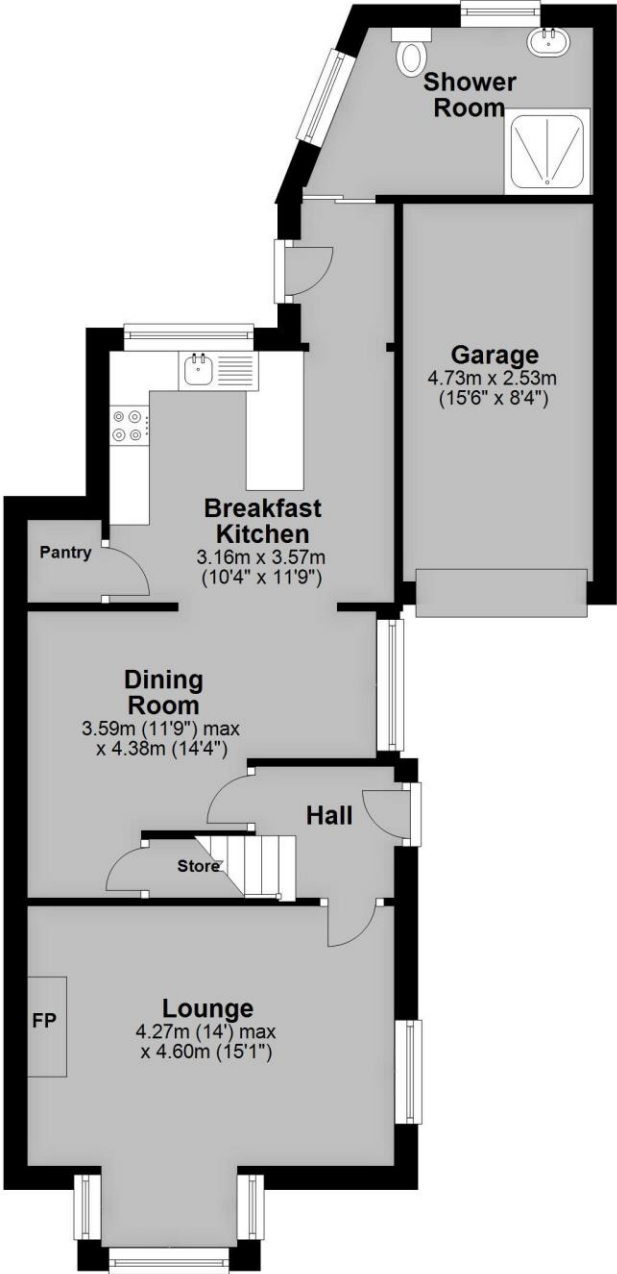




FLOOR PLANS

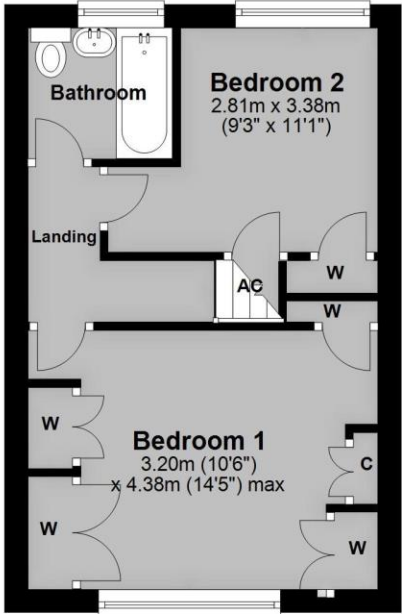
Ground Floor

Approx. 68.1 sq. metres (732.8 sq. feet)



First Floor

Approx. 30.8 sq. metres (331.5 sq. feet)



Total area: approx. 98.9 sq. metres (1064.3 sq. feet)



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Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. We commonly receive referral fees from specialist service partners – an outline of these can be found on <https://www.leeshaw.com/downloads/referral-fees.pdf>



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