



Connells

Thames Avenue
Swindon



Property Description

Three Bedroom Semi-detached family home providing spacious accommodation throughout. The property is conveniently located for all local amenities and benefits from Gas Central Heating and Double Glazing.

The spacious property comprises Entrance Hall, Lounge, Kitchen/Diner, and utility area to the Ground Floor whilst to the First Floor there are Three Bedrooms and a Family Bathroom. Outside there is a generous sized rear garden whilst to the front of the property there is a driveway leading to the Garage door.

Ground Floor Accommodation

Entrance Hall

Double glazed window to the front aspect. Double glazed door to the front aspect. Doors leading to the kitchen and lounge. Under stair storage. Radiator.

Lounge

11' 3" x 13' 8" (3.43m x 4.17m)

Double glazed window to the front aspect. Gas fire with back boiler. Television point. Telephone point. Radiator.

Kitchen

11' MAX narrowing to 8' 5" x 17' 3" (3.35m MAX narrowing to 2.57m x 5.26m)

Double glazed window to the rear aspect. Double glazed French doors to the rear garden. Base units comprising of cupboards and drawers. One and a half sink with drainer

and mixer tap. Space for fridge freezer. Integrated oven, four ring gas hob and cooker hood. Tiled splash back to water sensitive areas.

Utility Area

11' 1" x 16' (3.38m x 4.88m)

Double glazed door to the rear aspect. Two double glazed windows to the rear aspect. Sink with drainer. Space and plumbing for washing machine.

First Floor Accommodation

First Floor Landing

Double glazed window to the side aspect. Loft Access.

Bedroom One

11' 2" x 11' 1" (3.40m x 3.38m)

Double glazed window to the rear aspect. Radiator

Bedroom Two

10' 10" x 11' 1" MAX narrowing to 10' 1" (3.30m x 3.38m MAX narrowing to 3.07m)

Double glazed window to the front aspect. Radiator

Bedroom Three

6' 10" x 7' 10" MAX narrowing to 6' 2" (2.08m x 2.39m MAX narrowing to 1.88m)

Double glazed window to the front aspect. Built in wardrobes. Radiator

Bathroom

Obscure double glazed window to the rear aspect. Three piece suite comprising of Low Level WC, panelled bath with shower over and pedestal wash hand basin. Airing cupboard.

External Features

Garden

Fenced boundaries. Patio access from the rear of the property via utility and kitchen diner French doors. Mature beds. Trees. Access to the utility room. Laid to lawn

Parking

Driveway parking.

Garage Conversion

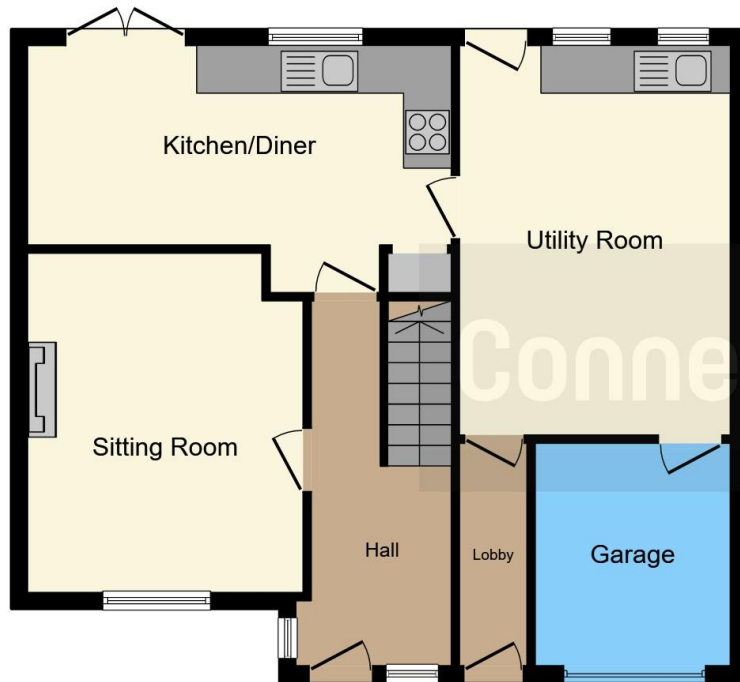
8' 4" x 9' 1" (2.54m x 2.77m)

Up and over door. Access to utility room.

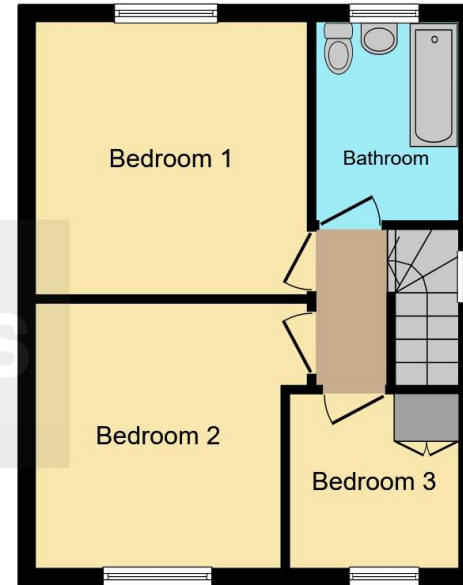








Ground Floor



First Floor

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

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EPC Rating: D

view this property online connells.co.uk/Property/SDN311910

Tenure: Freehold



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