

for sale

offers in excess of **£180,000**



Boydell Close Shaw Swindon SN5 5QT

PERFECT FOR THE FIRST TIME BUYER and situated in the POPULAR RESIDENTIAL AREA of Shaw with access to local shops and amenities and junction 16 of the M4 via main routes is this one DOUBLE bedroom semi detached property with GENEROUS ENCLOSED REAR GARDEN and ALLOCATED PARKING.

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Ground Floor Accommodation

Lounge

12' 4" x 10' 11" (3.76m x 3.33m)

Double glazed front door. Stairs rising to first floor accommodation. Double glazed French doors to rear garden. Electric heater. Television point. Telephone point. Door to kitchen.

Kitchen

12' 3" x 7' 3" (3.73m x 2.21m)

Double glazed window to side aspect. Fitted with a range of base and wall mounted units comprising cupboards and drawers. Work surfaces. Built in electric oven and hob. Space for fridge/freezer. Space and plumbing for washing machine. One and a half bowl sink and drainer unit. Tiling to water sensitive areas.

First Floor Accommodation

First Floor Landing

Stairs rising from ground floor accommodation. Access to loft space. Doors to bedroom and bathroom.

Bedroom

12' 3" x 11' MAX (3.73m x 3.35m MAX)

Double glazed window to side aspect. Electric heater. Built in wardrobe. Airing cupboard.

Bathroom

Obscure double glazed window to side aspect. Fitted with a white suite comprising panelled bath with mixer taps and shower over, wash hand basin and low level WC. Tiling to water sensitive areas. Extractor fan.

External Features

Rear Garden

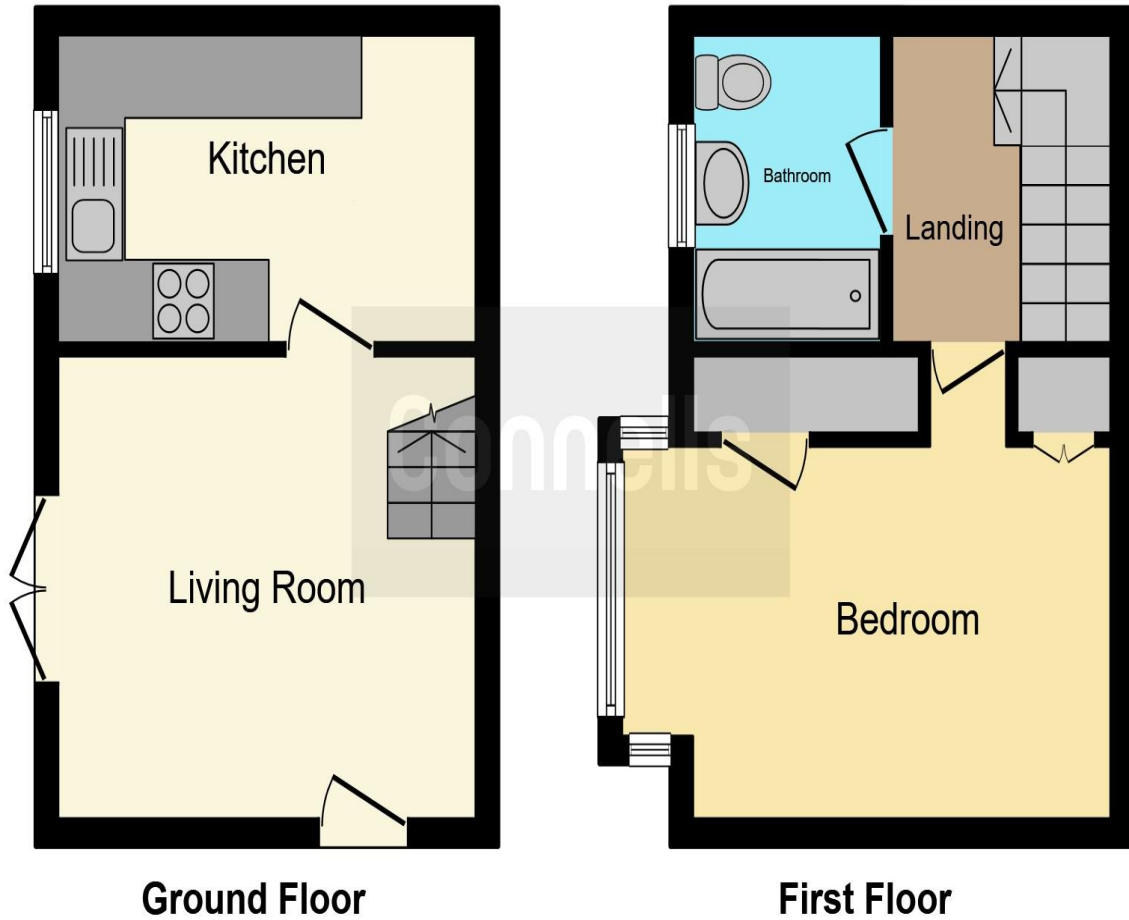
Enclosed by wood panelled fencing with gated side access. The garden is of a good size and laid mainly to lawn with a patio area, flower and shrub borders, garden shed and an outside tap.

Parking

Allocated parking







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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Unit B11 North Swindon District Centre Thamesdown Drive
SWINDON SN25 4AN

Property Ref: SDN312567 - 0006

Tenure: Freehold

EPC Rating: D

view this property online connells.co.uk/Property/SDN312567

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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