



**Connells**

Falconer Mews  
SWINDON





## Property Description

Rare opportunity of a low cost affordable home at a 75% of the cost but owning 100% of the property is this well-presented three bedroom semi-detached house ideally situated in the well established residential area of Abbey Meads North Swindon well placed for local schools, shops, supermarkets and leisure facilities along with excellent transport links. This fantastic property is a perfect representative for the growing family.

On the ground floor you will find an entrance hall, cloakroom, kitchen with integral appliances. On the first floor you will find accessing from the landing, three good sized bedrooms and a family bathroom. Externally the accommodation has enclosed rear garden, garage and driveway parking.

## Ground Floor Accommodation Entrance Hall

Double glazed door to the side aspect. Double glazed window to the front aspect. Door leading to the lounge and cloakroom. Radiator.

## Cloakroom

Obscure double glazed window to the front aspect. Two piece suite comprising of Low Level WC and wash hand basin with vanity. Radiator.

## Lounge

15' 8" MAX narrowing to 13' 3" x 14' 6" ( 4.78m MAX narrowing to 4.04m x 4.42m )  
Double glazed window to the front aspect. Door leading to the kitchen. Stairs rising to the first floor accommodation. Television point. Telephone point. Radiator.

## Kitchen

14' 5" x 8' 3" ( 4.39m x 2.51m )  
Double glazed window to the rear aspect. Double glazed French doors to the rear garden. Under stairs storage cupboard. Fully fitted kitchen with a range of base and wall mounted units comprising of cupboards and drawers. Space and plumbing for washing machine and dishwasher. Space for fridge freezer. Integrated oven, four ring gas hob and cooker hood. Tiled splash back to water sensitive areas.

## First Floor Accommodation First Floor Landing

Access to all bedrooms and family bathroom. Loft access.

## Bedroom One

13' 3" x 8' 5" ( 4.04m x 2.57m )  
Double glazed window to the front aspect. Radiator.

## Bedroom Two

10' 9" x 8' 6" MAX narrowing to 8' ( 3.28m x 2.59m MAX narrowing to 2.44m )  
Double glazed window to the rear aspect. Radiator.

## Bedroom Three

10' MAX narrowing to 7' " x 5' 9" ( 3.05m MAX narrowing to 2.13m x 1.75m )  
Double glazed window to the front aspect. Built in storage cupboard. Radiator.

## Bathroom

Obscure double glazed window to the front aspect. Three piece suite comprising of wash hand basin with vanity, Low Level WC and panelled bath with mixer tap. Partially tiled to water sensitive areas. Radiator.

## External Features Garden

Fenced boundaries. Laid to astro to the rear of the garden. Patio to the front of the rear garden.

## Parking

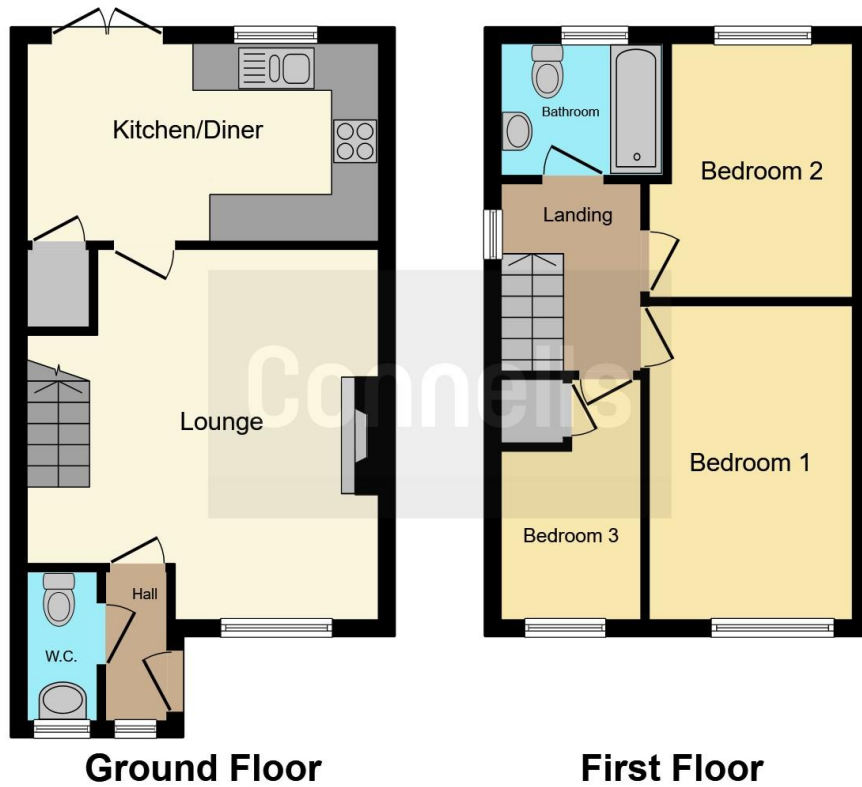
Driveway parking

## Garage

Up and over door.







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](http://www.focalagent.com)

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**EPC Rating: C**

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Tenure: Freehold



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