



Connells

Southbrook Street
Swindon



Property Description

NO ONWARD CHAIN

This wonderful property situated in the well established area of Rodbourne Cheney North Swindon. A three bedroom semi-detached home looking for renovation project. The property is located within the catchment area for a range of schools ranging from Nursery to Secondary Schools. Rodbourne Cheney is a popular residential location situated just 5/10 minutes from Swindon's Town Centre and local amenities include a number of convenience stores, parks and supermarkets.

This spacious accommodation comprises of entrance hall, lounge, dining room, kitchen and garden room. On the first floor you will find landing with access to the three bedrooms and family bathroom. Externally the accommodation has enclosed rear garden, garage and parking for two cars. With a redecoration this will allow you to put your own stamp on this property and could be your forever family home

Ground Floor Accommodation Entrance Hall

Double glazed door to the front aspect. Double glazed window to the side aspect. Stairs rising to the first floor accommodation. Door leading to the dining room, lounge and kitchen. Radiator.

Lounge

22' 11" x 12' 4" MAX narrowing to 10' 11" (6.99m x 3.76m MAX narrowing to 3.33m)
Double glazed bay window to the front aspect. Gas fire place. Radiator.

Dining Room

11' 10" x 10' 11" MAX (3.61m x 3.33m MAX)
Single glazed window to the rear aspect. Gas fire place.

Kitchen

8' 8" x 7' 10" (2.64m x 2.39m)
Double glazed window to the side aspect. Door leading to the garden room. Fully fitted kitchen with a range of base and wall mounted units comprising of cupboards and drawers. Under stair storage cupboard. Sink with drainer and mixer tap. Tiled splash back to water sensitive areas. Radiator.

Garden Room

16' 1" x 6' 1" (4.90m x 1.85m)
Window to the rear aspect. Door leading to the rear garden. Space and plumbing for washing machine.

First Floor Accommodation First Floor Landing

Double glazed window to the side aspect. Access to all bedrooms and family bathroom. Loft access.

Bedroom One

11' 6" x 10' 11" (3.51m x 3.33m)
Double glazed window to the front aspect. Radiator.

Bedroom Two

11' 7" x 9' 4" (3.53m x 2.84m)
Double glazed window to the rear aspect. Built in wardrobes. Radiator.

Bedroom Three

7' 5" x 7' 5" (2.26m x 2.26m)
Double glazed window to the front aspect. Radiator.

Bathroom

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

External Features

Garden

Fenced boundaries. Rear access and garage access at the bottom of the garden. Access to the front of the property. Mainly laid to lawn with mature shrubs and beds.

Parking

Parking for two cars to the rear of the property

Garage

16' 3" x 7' 11" (4.95m x 2.41m)

Double door to the rear aspect. Double glazed window to the front aspect. Door to the side

Agent Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved

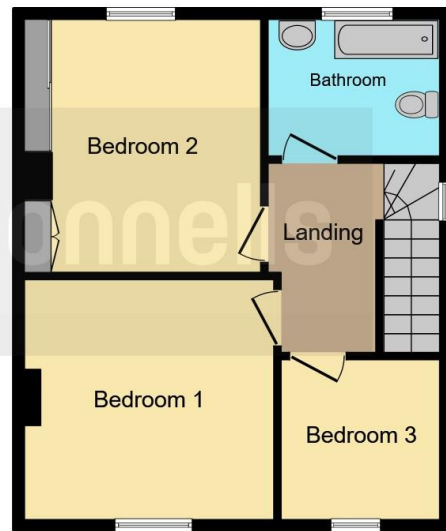
Agent Note

It is our understanding that the property is not registered at the land registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.

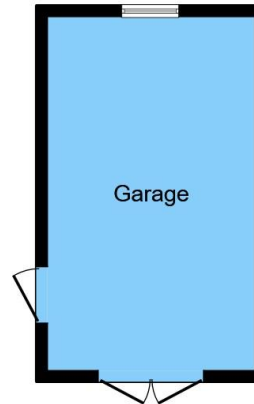




Ground Floor



First Floor



Garage



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/SDN313095

Tenure: Freehold



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