

for sale

offers over **£290,000**



## Moredon Road Swindon SN25 3DF

This delightful **THREE BEDROOM SEMI-DETACHED HOME**, situated in the popular **MOREDON NORTH SWINDON**. Garden room, **GARAGE with Workshop**. Large **DRIVEWAY** for multiple vehicles.





# Moredon Road Swindon SN25 3DF

## Ground Floor Accommodation

### Entrance Hall

Double glazed door to the front aspect. Stairs rising to the first floor accommodation. Doors to the lounge. Radiator.

### Lounge

20' 6" MAX x 11' 8" MAX ( 6.25m MAX x 3.56m MAX )  
20 Ft 06 Inches narrowing to 10 Ft 10 Inches X 11 Ft 08 Inches narrowing to 8 ft 07 Inches  
Double glazed window to the front aspect. Double glazed French doors to the rear garden. Television point. Telephone point. Two radiators.

### Kitchen

10' 4" x 8' 4" ( 3.15m x 2.54m )  
Double glazed window to the rear aspect. Double glazed door to the garden room. Fully fitted kitchen with a range of base and wall mounted units comprising of cupboards and drawers. Sink with drainer and mixer tap. Space and plumbing for washing machine. Integrated oven, four ring electric hob and cooker hood. Space for fridge freezer. Tiled splash back.

### Garden Room

13' 1" x 9' 1" ( 3.99m x 2.77m )  
Double glazed window to the rear aspect. Door to the garage. Double glazed sliding doors to the rear garden.



## First Floor Accommodation

### First Floor Landing

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

### Bedroom One

11' 8" Excl Door x 8' 10" ( 3.56m Excl Door x 2.69m )  
Double glazed window to the front aspect. Radiator.

### Bedroom Two

11' x 8' 6" ( 3.35m x 2.59m )  
Double glazed window to the rear aspect. Over head storage.  
Radiator.

### Bedroom Three

8' 8" x 8' 7" MAX ( 2.64m x 2.62m MAX )  
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 shower. Partially tiled to water sensitive areas. Radiator.

## External Features

### Garden

Fenced boundaries. Walled boundaries with pots. Shed. mature bushes and shrubs

### Parking

Driveway parking to the front for multiple vehicles.

### Garage

17' 6" x 14' 4" ( 5.33m x 4.37m )  
Electric roller door to the front. Window to the rear. Power and light.







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)

To view this property please contact Connells on

**T 01793 708050**  
**E [swindonnorth@connells.co.uk](mailto:swindonnorth@connells.co.uk)**

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

Property Ref: SDN313318 - 0003

**Tenure:** Freehold

**EPC Rating:** C

**view this property online** [connells.co.uk/Property/SDN313318](http://connells.co.uk/Property/SDN313318)



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)