

for sale

offers in excess of **£270,000**



Gilman Close Swindon SN25 4GJ

Offered with NO ONWARD CHAIN, this well-presented THREE BEDROOM SEMI-DETACHED HOME is located in the sought-after area of BLUNSDON ST ANDREWS NORTH SWINDON. Spacious conservatory. INTEGRAL GARAGE AND DRIVEWAY PARKING



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Ground Floor Accommodation

Entrance Hall

Double glazed door to the front aspect. Door to the kitchen and lounge. Radiator.

Lounge

18' 7" MAX x 17' 9" MAX (5.66m MAX x 5.41m MAX)

Double glazed window to the rear aspect. Double glazed sliding doors to the conservatory. Stairs rising to the first floor accommodation. Television point. Telephone point. Two radiators.

Kitchen

10' 6" x 6' (3.20m x 1.83m)

Double glazed window to the front aspect. Fully fitted kitchen with a range of base and wall mounted units comprising of cupboards and drawers. Sink with drainer and mixer tap. Space for fridge freezer. Integrated oven, Four ring gas hob and cooker hood. Radiator. Boiler.

Conservatory

14' 1" x 9' 4" (4.29m x 2.84m)

Double glazed window to the rear and side aspect. Double glazed French doors to the rear garden.

First Floor Accommodation

First Floor Landing

Access to all bedrooms and family bathroom. Loft access. Radiator.

Bedroom One

10' 11" x 9' 3" (3.33m x 2.82m)

Double glazed window to the front aspect. Access to ensuite. Radiator.

Ensuite

Three piece suite comprising of Low Level WC, shower and pedestal wash hand basin. Tiled splash back to water sensitive areas. Extractor fan.



Bedroom Two

10' 11" x 10' 9" (3.33m x 3.28m)

Double glazed window to the rear aspect. Radiator.

Bedroom Three

8' 9" x 8' 3" (2.67m x 2.51m)

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, panelled bath with mixer tap and pedestal wash hand basin. Partially tiled to water sensitive areas. Airing cupboard. Radiator.

External Features

Garden

Fenced boundaries. Laid to patio and stone. Mature shrubs and bushes.

Parking

Driveway parking

Integral Garage

16' 10" x 8' 1" (5.13m x 2.46m)

Up and over door. 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

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T 01793 708050
E swindonnorth@connells.co.uk

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 SWINDON SN25 4AN

Property Ref: SDN313521 - 0003

Tenure: Freehold

EPC Rating: C

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