

for sale

offers over **£325,000**



## Cheney Manor Road Swindon SN2 2NT

This beautifully presented MODERN DETACHED BUNGALOW offering a perfect blend of comfort and style. Featuring two spacious bedrooms. OPEN PLAN KITCHEN/DINING ROOM/ LOUNGE. Larger than average ENCLOSED REAR GARDEN. DRIVEWAY PARKING





# Cheney Manor Road Swindon SN2 2NT

## Accommodation Details

### Entrance Hall

Double glazed door to the front aspect. Doors leading to all rooms. Loft access. Two radiators.

### Open Plan Kitchen/Diner/Lounge

14' 2" x 11' 11" ( 4.32m x 3.63m )

Double glazed window to the rear aspect. Fully fitted modern kitchen with a range of base and wall mounted units comprising of cupboards and drawers. One and a half sink with drainer and mixer tap. Space for fridge freezer. Integrated two ovens, four ring induction hob, cooker hood, washing machine, dishwasher and boiler. Two radiators.

### Sun Room

8' 2" x 7' 7" ( 2.49m x 2.31m )

Double glazed window to the rear and side aspect. Double glazed door to the rear aspect. Radiator.

### Bedroom One

13' 10" MAX x 9' 11" ( 4.22m MAX x 3.02m )

Double glazed bay window to the rear aspect. Radiator.

### Dining Room/ Bedroom Two

12' 10" MAX x 9' 11" ( 3.91m MAX x 3.02m )

Double glazed bay window to the front aspect. Radiator.



## Bathroom

Obscure double glazed window to the side aspect. Four piece suite comprising of his and hers wash hand basin with vanity, shower, stand alone roll top bath and Low Level WC. Heated towel rail. Radiator.

## External Features

### Garden

Larger than average garden. Fenced boundaries. Mainly laid to lawn. Patio. Mature bushes and shrubs.

### Parking

Driveway 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](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: SDN313439 - 0004

**Tenure:** Freehold

**EPC Rating:** D

**view this property online** [connells.co.uk/Property/SDN313439](http://connells.co.uk/Property/SDN313439)



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)