

for sale

£240,000



## Primrose Close Swindon SN25 1QY

An individual mid terrace two bedroom property located in Primrose Close. A wonderfully spacious home offering generously proportioned bedrooms to the first floor and wonderfully bright and welcoming living accommodation. Further benefits include driveway parking to the front of the property.



# Primrose Close Swindon SN25 1QY

## Internal Features

### Ground Floor Accommodation

#### Inner Hallway

UPVC Double glazed door to the front aspect. Stairs rising to the first floor accommodation. Access through to living room. Radiator.

#### Lounge

13' 9" x 10' 3" max ( 4.19m x 3.12m max )

UPVC double glazed window to the front aspect. Radiator. Telephone point. Television point. Door through to kitchen.

## Kitchen

13' 7" x 6' 5" ( 4.14m x 1.96m )

UPVC double glazed window to the rear aspect. UPVC double glazed door leading to rear garden. Fully fitted kitchen with a range of base and wall mounted units comprising of cupboard and drawers. Inset sink with drainer and mixer tap. Space for fridge freezer. Integrated washing machine. Integrated electric oven with electric four ring hob with cooker hood over. Gas central heating boiler. Tiled splash back to water sensitive areas. Heated towel rail.



## First Floor Accommodation

### First Floor Landing

Access through to both bedrooms and family bathroom.

### Bedroom One

10' 6" x 10' 5" ( 3.20m x 3.17m )

UPVC double glazed window to the front aspect. Airing cupboard. Radiator. Television point. Built in wardrobes.

### Bedroom Two

7' 2" x 9' 9" ( 2.18m x 2.97m )

UPVC double glazed window to the rear aspect. Radiator.

### Bathroom

Obscure UPVC double glazed window to the rear aspect. Three piece suite comprising of Low Level WC, panelled bath with shower over and pedestal wash hand basin. Part tiled to all water sensitive areas. Radiator.

## External Features

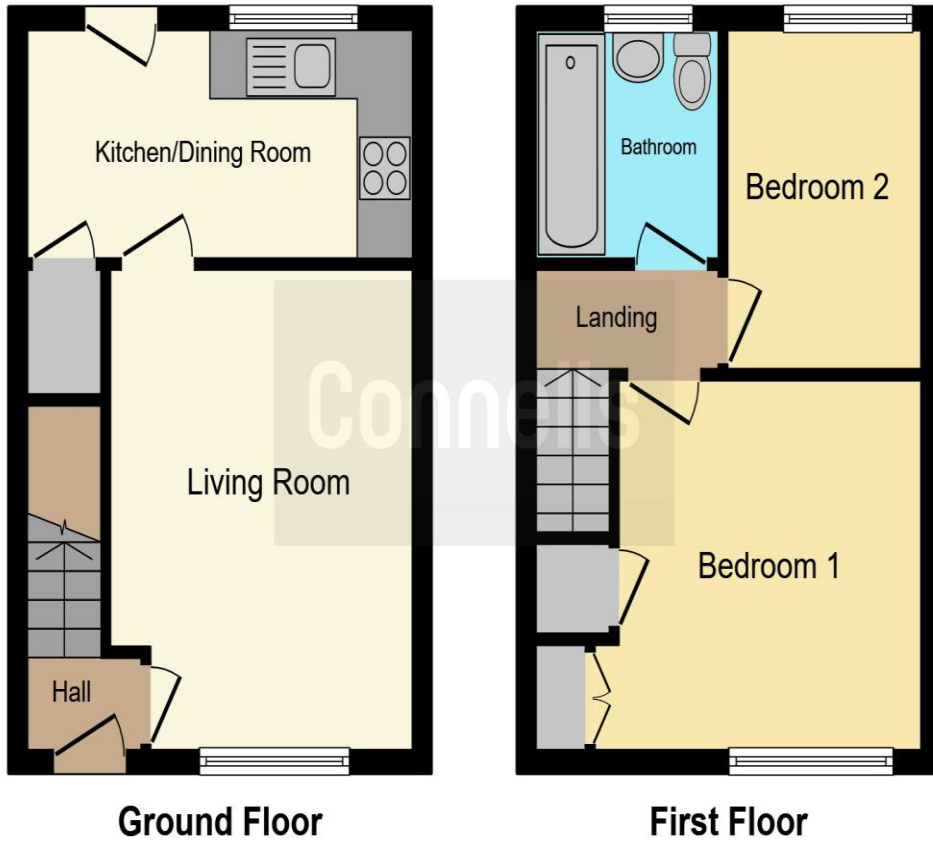
### Garden

Enclosed by wooden panel fencing. Mainly laid to lawn. Large slabbed/patio area which allows ample space for summer furniture in readiness for these summer months. Low level brick built wall dividing garden with a low level gate. Shingled borders.

### Parking

There is driveway parking to the front of the property providing space for two vehicles.





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: SDN313483 - 0003

**Tenure:** Freehold

**EPC Rating:** Awaiting

**view this property online [connells.co.uk/Property/SDN313483](http://connells.co.uk/Property/SDN313483)**



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)