

for sale

offers in excess of **£280,000**



## Enstone Close Swindon SN2 2FP

A superbly presented **THREE BEDROOM FAMILY HOME**, situated in the sought-after area of **NIGHTINGALE RISE IN NORTH SWINDON**. Landscaped enclosed rear garden. **ALLOCATED PARKING** for two vehicles. Viewing highly advised!





# Enstone Close Swindon SN2 2FP

## Ground Floor Accommodation

### Entrance Hall

Double glazed door to the front aspect. Door to the lounge and cloakroom. Storage cupboard.

### Cloakroom

Obscure double glazed window to the front aspect. Two piece suite comprising of Low Level WC and wash hand basin. Partially tiled to water sensitive areas. Radiator.

### Lounge

16' 6" MAX x 10' 11" MAX ( 5.03m MAX x 3.33m MAX )

Double glazed window to the front aspect. Door to the kitchen diner. Stairs rising to the first floor accommodation. Television point. Telephone point. Two radiators.

## Kitchen/Diner

13' 8" x 8' 8" ( 4.17m x 2.64m )

Double glazed window to the rear aspect. Double glazed French doors leading to the rear garden. 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 American style fridge freezer. Space and plumbing for washing machine. Integrated four ring gas hob and cooker hood. Boiler.

## First Floor Accommodation

### First Floor Landing

Access to all bedrooms and family bathroom. Loft access.

### Bedroom One

13' 8" MAX x 8' 10" MAX ( 4.17m MAX x 2.69m MAX )

Double glazed window to the front aspect. Built-in-storage cupboard. Radiator.





## Bedroom Two

10' MAX x 7' 7" MAX ( 3.05m MAX x 2.31m MAX )  
Double glazed window to the rear aspect. Radiator.

## Bedroom Three

7' 8" MAX x 6' 9" MAX ( 2.34m MAX x 2.06m MAX )  
Double glazed window to the rear aspect. Radiator.

## Bathroom

Three piece suite comprising of Low Level WC, panelled bath with shower over and wash hand basin. Tiled splashback. Radiator.

## External Features

### Garden

Fenced boundaries. Laid to patio

### Parking

Two driveway parking to the front aspect.





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)**

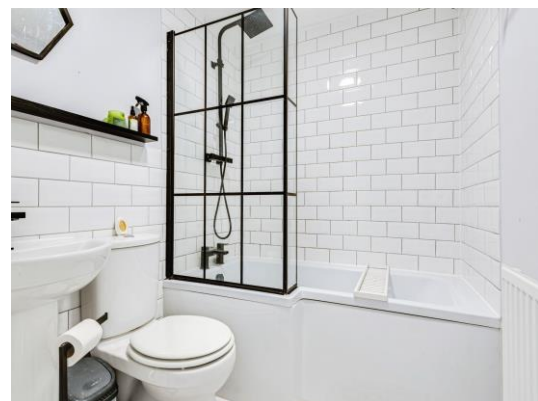
Unit B11 North Swindon District Centre Thamesdown Drive  
 SWINDON SN25 4AN

Property Ref: SDN313754 - 0002

Tenure: Freehold EPC Rating: A

Council Tax Band: C

**view this property online [connells.co.uk/Property/SDN313754](http://connells.co.uk/Property/SDN313754)**



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)