

for sale

£295,000



Ray Close Purton Swindon SN5 4GU

A beautifully presented **THREE BEDROOM SEMI-DETACHED HOME** situated in the popular Ridgeway Farm development in **PURTON**. **HOME OFFICE!** Landscaped enclosed rear garden. **DRIVEWAY PARKING**



Ray Close Purton Swindon SN5 4GU

Ground Floor Accommodation

Entrance Hall

Door to the front aspect. Door to the lounge. Stairs rising to the first floor accommodation.

Lounge

13' 4" x 11' 11" (4.06m x 3.63m)

Double glazed window to the front aspect. Doors leading to the kitchen and downstairs cloakroom.

Kitchen

13' 3" x 12' MAX (4.04m x 3.66m MAX)

Double glazed window to the rear aspect. Under stair storage cupboard. Fully fitted kitchen with a range of base and wall mounted units comprising of cupboards and drawers. Sink with drainer and mixer tap. Integrated fridge freezer, boiler, two ovens, dishwasher, four ring gas hob and cooker hood. Tiled splash back. Radiator.

Cloakroom

Two piece suite comprising of Low Level WC and pedestal wash hand basin. Tiled splash back. Extractor fan.

First Floor Accommodation

First Floor Landing

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

Bedroom One

12' MAX x 11' 1" MAX (3.66m MAX x 3.38m MAX)

12 Ft narrowing to 9 Ft 10 Inches X 11 Ft 01 Inches narrowing to 8 Ft

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

Ensuite

Obscure double glazed window to the front aspect. Three piece suite comprising of pedestal wash hand basin, Low Level WC and shower. Tiled splash back. Heated towel rail.



Bedroom Two

10' 6" MAX x 8' 6" MAX (3.20m MAX x 2.59m MAX)

Double glazed window to the rear aspect. Radiator.

Bedroom Three

9' 11" x 6' 7" (3.02m x 2.01m)

Double glazed window to the rear aspect. Radiator.

Bathroom

Three piece suite comprising of Low Level WC, pedestal wash hand basin and panelled bath with shower over. Heated towel rail. Extractor fan. Partially tiled to water sensitive areas.

External Features

Garden

Fenced boundaries. Access to the garden office. Laid to lawn and patio

Garden Office

18' 10" x 9' (5.74m x 2.74m)

Double glazed French doors. Power and light.

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

To view this property please contact Connells on

T 01793 708050
E swindonnorth@connells.co.uk

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

Property Ref: SDN313776 - 0002

Tenure: Freehold EPC Rating: C

Council Tax Band: D

view this property online connells.co.uk/Property/SDN313776



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 | www.rightmove.co.uk | www.zoopla.co.uk