

for sale

£270,000



## Ferndale Road Swindon SN2 1DQ

Situated in the sought-after FERNDALÉ AREA OF SWINDON this beautifully presented THREE BEDROOM FAMILY HOME. TWO RECEPTION ROOMS. Low maintenance enclosed rear garden. GARAGE and PARKING to the rear of the property.





# Ferndale Road Swindon SN2 1DQ

## Ground Floor Accommodation

### Entrance Hall

Double glazed door to the front aspect. Stairs rising to the first floor accommodation. Radiator.

### Cloakroom

Two piece suite comprising of Low Level WC and pedestal wash hand basin. Extractor fan. Heated towel rail.

### Inner Hall

Door to the cloakroom. Archway to the kitchen.

### Lounge

18' MAX x 11' 7" MAX ( 5.49m MAX x 3.53m MAX )

18 Ft Narrowing to 15 Ft 11 Inches X 11 Ft 07 Inches narrowing to 10 Ft 07 Inches

Double glazed bay window to the front aspect. Door inner hall. Television point. Telephone point. Radiator.

### Dining Room

12' 10" x 5' 11" ( 3.91m x 1.80m )

Door to the conservatory. Radiator.

### Kitchen

12' 4" x 5' 11" ( 3.76m x 1.80m )

Double glazed window to the rear aspect. Archway to the dining room. Fully fitted kitchen with a range of modern base and wall mounted units comprising of cupboards and drawers. One and a half sink with drainer and mixer tap. Space for cooker. Integrated under counter fridge freezer and four ring gas hob. Tiled splash back.

### Conservatory

12' 6" x 8' 7" ( 3.81m x 2.62m )

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





## First Floor Accommodation

### First Floor Landing

Airing cupboard with boiler. Loft access. Access to all bedrooms and family bathroom.

### Bedroom One

15' 10" MAX narrowing to 14' 7" x 10' ( 4.83m MAX narrowing to 4.45m x 3.05m )

Double glazed window to the front aspect. Radiator.

### Bedroom Two

11' 10" x 9' 11" ( 3.61m x 3.02m )

Double glazed window to the rear aspect. Radiator.

### Bedroom Three

8' 9" x 6' 1" ( 2.67m x 1.85m )

Double glazed window to the rear aspect. Radiator.

### Bathroom

Obscure double glazed window to the side aspect. Three piece suite comprising of Low Level WC, wash hand basin and shower. Extractor fan. Partially tiled to water sensitive areas.

## External Features

### Garden

Fenced boundaries. Laid to patio. Stoned borders. Gate to the rear leading to the parking and garage.

### Parking

Driveway parking to the rear of the property

### Garage

13' 1" x 12' 7" ( 3.99m x 3.84m )

Metal up and over door. Two doors to the rear.





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Property Ref: SDN313692 - 0002

Tenure: Freehold EPC Rating: D

Council Tax Band: B

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