

for sale

offers over **£260,000**



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.





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: SDN313692 - 0003

Tenure: Freehold EPC Rating: D

Council Tax Band: B

view this property online connells.co.uk/Property/SDN313692



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