

for sale

offers over **£325,000**



Elsham Way Swindon SN25 4TJ

Situated in the sought-after area Cul-de-sac of ABBEY MEADS NORTH SWINDON, this well-presented **THREE BEDROOM DETACHED HOME** offers comfortable family living in a quiet and convenient location. **GARAGE AND DRIVEWAY PARKING**



Elsham Way Swindon SN25 4TJ

Ground Floor Accommodation

Entrance Hall

Double glazed door to the front aspect. Doors to the lounge and cloakroom. Radiator.

Cloakroom

Obscure double glazed window to the front aspect. Two piece suite comprising of Low Level WC and wash hand basin. Tiled splash back. Radiator.

Lounge

16' 1" x 15' 4" (4.90m x 4.67m)

Double glazed window to the front aspect. Doors leading to the dining room. Television point. Telephone point. Stairs rising to the first floor accommodation. Mantlepiece with surround. Two radiators.

Dining Room

8' 9" x 6' 4" (2.67m x 1.93m)

Two double glazed window to the rear aspect. Double glazed door to the rear leading to the rear garden. Under stair storage cupboard. Archway to the kitchen and utility room.

Kitchen

8' 9" x 6' 4" (2.67m x 1.93m)

Double glazed window to the rear aspect. Fully fitted kitchen with a range of base and wall mounted units comprising of cupboard and drawers. One and a half sink with drainer and mixer tap. Integrated oven, four ring gas hob and cooker hood. Space for fridge freezer and dishwasher or washing machine. Radiator.



Utility Room

6' 5" x 5' 8" (1.96m x 1.73m)

Fitted wall and base units. Space and plumbing for washing machine or dishwasher. Space for fridge freezer. Access to the garage.

First Floor Accommodation

First Floor Landing

Access to all bedrooms. Loft access with partial boarded.

Bedroom One

11' x 8' 6" (3.35m x 2.59m)

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

Bedroom Two

12' 9" MAX narrowing to 9' 8" x 8' 6" (3.89m MAX narrowing to 2.95m x 2.59m)

Double glazed window to the rear aspect. Built-in-wardrobe. Radiator.

Bedroom Three

7' 3" x 6' 6" (2.21m x 1.98m)

Double glazed window to the front aspect. Radiator.

Bathroom

Obscure double glazed window to the rear aspect. Three piece suite comprising of Low Level WC, wash hand basin and panelled bath with shower over and mixer tap. Extractor fan. Fully tiled walls. Radiator.

External Features

Garden

Fenced boundaries. Mainly laid to lawn. Mature bushes and shrubs. Shed. Door to the garage.

Parking

Driveway parking

Garage

17' 3" x 8' 6" (5.27m x 2.63m)

Up and over door. Power and light. Door to the rear garden. Access to the utility room.





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: SDN313894 - 0004

Tenure:Freehold EPC Rating: C

Council Tax Band: D

view this property online connells.co.uk/Property/SDN313894



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