



Connells

Callington Road
Swindon



Property Description

Offered to the market with NO ONWARD CHAIN, this well-presented three-bedroom family home is situated in the popular and sought-after area of Oakhurst, North Swindon. Ideally suited for families or first-time buyers, the property offers a versatile and comfortable living space across two floors. The ground floor accommodation comprises a welcoming entrance hall, cloakroom, a bright and airy lounge, separate dining room, a well-equipped kitchen, and a generous conservatory providing additional living space with views over the rear garden. To the first floor are three bedrooms, including a spacious principal bedroom with an en-suite shower room, and a modern family bathroom serving the remaining bedrooms. Externally, the home benefits from an enclosed rear garden, perfect for children to play or for summer entertaining. Additionally, the property comes with allocated parking.

Situated close to local schools, amenities, and good transport links, this is an excellent opportunity to secure a family home in a desirable location.

Ground Floor Accommodation

Entrance Hall

Double glazed door to the front aspect. Door to the lounge, dining room, kitchen and downstairs toilet. Stairs rising to the first floor accommodation. Radiator.

Cloakroom

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

Lounge

19' 4" x 10' 7" MAX narrowing to 8' 1" (5.89m x 3.23m MAX narrowing to 2.46m)

Irregular Shaped Room

Double glazed window to the front aspect. Double glazed French doors to the conservatory. Television point. Telephone point. Two radiators.

Dining Room

10' 7" x 8' 2" (3.23m x 2.49m)

Double glazed window to the front aspect. Radiator.

Kitchen

13' 1" MAX narrowing to 11' 5" x 8' 5" (3.99m MAX narrowing to 3.48m x 2.57m)

Double glazed window to the rear aspect. Double glazed door to the conservatory. Fully fitted kitchen with a range of base and wall mounted units comprising of cupboards and drawers. One and a half sink with drainer and mixer tap. Tiled splash back. Integrated fridge freezer, dishwasher, oven, four ring electric hob and cooker hood. Radiator.

Conservatory

17' 2" MAX narrowing to 14' 8" x 8' 1" (5.23m MAX narrowing to 4.47m x 2.46m)

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

First Floor Accommodation

First Floor Landing

Double glazed window to the rear aspect. Airing cupboard with boiler. Radiator.

Bedroom One

15' 4" MAX x 13' 4" MAX (4.67m MAX x 4.06m MAX)

Irregular shaped room 15 ft 04 inches narrowing to 12 ft 01 inches X 13 Ft 04 Inches narrowing to 10 ft 05 inches

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

Ensuite

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

Bedroom Two

10' 7" x 8' 5" (3.23m x 2.57m)

Double glazed window to the front aspect. Radiator

Bedroom Three

8' 5" x 8' 4" (2.57m x 2.54m)

Double glazed window to the rear aspect. Radiator

Bathroom

Obscure double glazed window to the front aspect. Three piece suite comprising of pedestal wash hand basin, Low Level WC and panelled bath with mixer tap. Tiled splash back. Radiator.

External Features

Garden

Fenced boundaries. Laid to patio. Mature shrubs and bushes.

Parking

Allocated parking to the rear of the property

Agent Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.







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

EPC Rating: C Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/SDN313953



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

Property Ref: SDN313953 - 0002