

for sale

£267,750



Blunt Rise Blunsdon Swindon SN26 7DA

PUBLIC NOTICE 4 Blunt Rise, Blunsdon SN26 7DA We are acting in the sale of the above property and have received an offer of £267,750, Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place. EPC Rating: B



Blunt Rise Blunsdon Swindon SN26 7DA

Agent Note:

PUBLIC NOTICE

ADDRESS 4 Blunt Rise, Blunsdon SN26 7DA

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EPC Rating: B

Ground Floor Accommodation

Entrance Hall

Double glazed door to the front aspect. Stairs rising to the first floor accommodation. Doors to the lounge, kitchen and cloakroom. Radiator.

Cloakroom

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

Lounge

17' 4" MAX narrowing to 13' 7" x 8' 7" (5.28m MAX narrowing to 4.14m x 2.62m)

Double glazed French doors to the rear garden. Two double glazed window to the rear aspect. Under stair storage cupboard. Television point. Radiator.

Kitchen

13' 11" x 9' 8" MAX narrowing to 8' 8" (4.24m x 2.95m MAX narrowing to 2.64m)

Double glazed window to the front aspect. 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. Integrated boiler, oven, four ring induction hob and cooker hood. Radiator.

First Floor Accommodation

First Floor Landing

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

Bedroom One

17' 3" MAX x 9' 9" MAX (5.26m MAX x 2.97m MAX)

Two double glazed window to the rear aspect. Television point. Radiator.

Bedroom Two

12' 9" x 9' 7" (3.89m x 2.92m)

Double glazed window to the front aspect. Radiator.

Bathroom

Obscure double glazed window to the front aspect. Three piece suite comprising of Low Level WC, pedestal wash hand basin and panelled bath with shower over. Partially tiled to water sensitive areas. Radiator.

External Features

Garden

Fenced boundaries. Laid to patio and large lawn area

Parking

Driveway parking to the front of the property



To view this property please contact Connells on

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

Property Ref: SDN313934 - 0003

Tenure:Freehold EPC Rating: B

Council Tax Band: D

view this property online [connells.co.uk/Property/SDN313934](https://www.connells.co.uk/Property/SDN313934)



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.

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