



**Connells**

Cheney Manor Road  
Swindon



### Property Description

Situated on Cheney Manor Road on the North Side of Swindon this two bedroom home has great open spaces and has a great deal of flexibility. The attic room and conservatory add a great deal of extra reception space, whilst the large kitchen breakfast room to the rear really feels like the heart of the home. Location is within a fantastic position being a short drive to the designer outlet village, transport links, and amenities.

On the ground floor you will find the entrance hall, cloakroom, lounge, kitchen, dining room and conservatory. On the first floor you will find two bedrooms, attic room and bathroom. Externally the accommodation has low maintenance rear garden, driveway parking to the rear with garage and work shop.

### Ground Floor Accommodation Entrance Hall

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

### Cloakroom

Two piece suite comprising of wash hand basin with vanity and WC. Tiled splash back to water sensitive areas. Heated towel rail.

### Lounge

13' 8" MAX x 10' 6" ( 4.17m MAX x 3.20m )  
Double glazed bay window to the front aspect. Opening to the dining room. Television point. Telephone point. Radiator.

### Dining Room

12' x 11' 2" ( 3.66m x 3.40m )  
Door to the kitchen. Two Radiators.

### Kitchen

13' 10" MAX x 14' 11" MAX ( 4.22m MAX x 4.55m MAX )

13 FT 10 Inches Narrowing to 6 FT 02 Inches X 14 FT 11 Inches Narrowing to 9 Ft 03 Inches

Double glazed window to the rear aspect. Double glazed sliding door to the conservatory. Door to the cloakroom. Base units comprising of cupboards and drawers. Under stairs storage cupboard. Breakfast Bar. Integrated oven, four ring induction hob and cooker hood. Tiled splash back to water sensitive areas. Radiator.

### Conservatory

13' 6" x 8' 11" ( 4.11m x 2.72m )

Double glazed window to the rear aspect. Double glazed French doors to the rear garden. Radiator.

### First Floor Accommodation First Floor Landing

Door to all rooms on the first floor.

### Bedroom One

14' 4" MAX x 14' 2" MAX ( 4.37m MAX x 4.32m MAX )

14 FT 02 Inches Narrowing to 12 FT X 14 Ft 02 Inches Narrowing to 11 FT 01 Inches

Double glazed bay window to the front aspect. Double glazed window to the front aspect. Built in wardrobes. Loft access.

### Bedroom Two

12' x 8' 10" ( 3.66m x 2.69m )

Double glazed window to the rear aspect. Radiator.

### Attic Room

12' 5" x 12' 2" ( 3.78m x 3.71m )

Double glazed skylight window to the front aspect. Radiator



## Bathroom

Obscure double glazed window to the rear aspect. Three piece suite comprising of wash hand basin with vanity, shower and WC. Airing cupboard with boiler. Tiled splash back to water sensitive areas. Heated towel rail. Radiator.

## External Features

### Garden

Fenced boundaries. Mainly laid to patio. Gate to the rear leading to parking and garage.

### Parking

Driveway parking to the rear of the property with garage.

### Garage

9' 2" x 8' 9" ( 2.79m x 2.67m )

Double door to the front aspect. Window to the side aspect. Power and light.

### Work Shop

9' 2" x 8' 9" ( 2.79m x 2.67m )

Double glazed sliding doors to the front. Door to the garage. Power and light.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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EPC Rating: C      Council Tax  
 Band: C

Tenure: Freehold

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Property Ref: SDN314212 - 0003