for sale

£230,000



Abbey View Road Swindon SN25 3EG

Offered to the market with the ADDED ADVANTAGE OF NO ONWARD CHAIN and IDEAL FOR THE GROWING FAMILY is this SPACIOUS three bedroom end of terrace family home and located within CLOSE PROXIMITY of local amenities with a GOOD SIZE REAR GARDEN







# Abbey View Road Swindon SN25 3EG

# **Ground Floor Accommodation Entrance Hall**

UPVC double glazed door from the front of the property. Double glazed window to the front aspect. Access to the kitchen and the Jounge. Under stair storage cupboard. Stairs rising to the first floor accommodation. Radiator.

**Lounge** 18' 3" x 14' MAX narrowing to 10' 11" (  $5.56m \times 4.27m \text{ MAX}$  narrowing to 3.33m )

L-shaped room

Two UPVC double glazed window to the front and rear aspect. Door through to the kitchen. Gas feature fire place with chimney breast. Radiator.

#### Kitchen

9' 11" x 8' 11" ( 3.02m x 2.72m )
UPVC double glazed window to the rear aspect. Double glazed door to the rear aspect. Fully fitted kitchen with a range of base and wall mounted units comprising of cupboards and drawers. Sink with drainer unit and mixer tap. Space for oven. Door to the lounge and utility. Radiator

# **Utility Room**

8' 11" x 6' 10" ( 2.72m x 2.08m )

UPVC double glazed door to the front aspect. Wall and base units with work surfaces. Space and plumbing for washing







## First Floor Accommodation **First Floor Landing**

UPVC Double glazed window to the rear aspect. Access to all rooms and family bathroom including separate toilet cubicle.

#### **Bedroom One**

11' 1" MAX x 10' 3" ( 3.38m MAX x 3.12m )
UPVC double glazed window to the front aspect. Built-in-wardrobe with sliding mirror doors. Loft access.

#### **Bedroom Two**

12' 8" x 9' 10" Not in Recess ( 3.86m x 3.00m Not in Recess ) UPVC double glazed window to the front aspect. Telephone point. Storage cupboard. Radiator.

# **Bedroom Three**

8' 1" x 8' (2.46m x 2.44m)

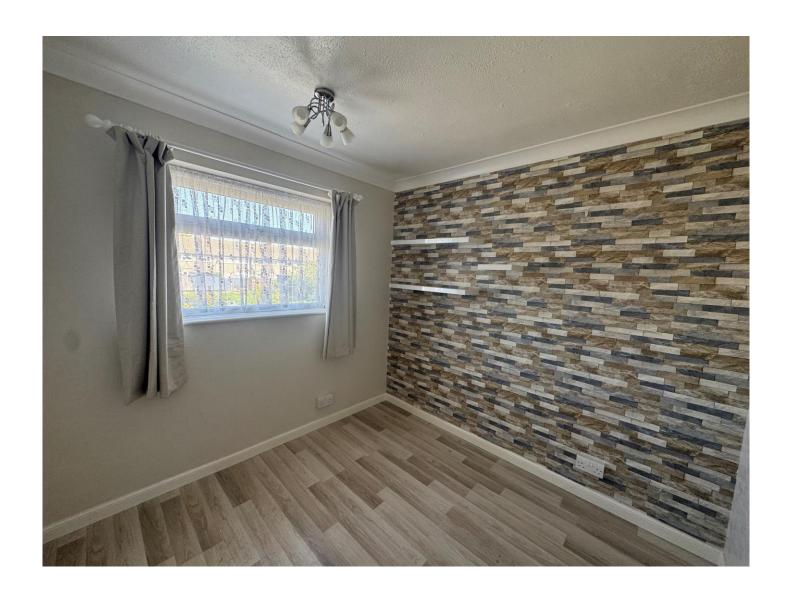
UPVC double glazed window to the rear aspect. Built-in cupboard/wardrobe.

# Bathroom

Obscure UPVC double glazed window to the rear aspect. Walk in shower, wash hand basin. Separate Low Level WC. Tiling to water sensitive areas. Electric heater. Radiator.

### **External Features** Garden

Fenced boundaries. Laid to lawn. Patio. Shed. Mature bushes and trees.



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: SDN313770 - 0002

Tenure:Freehold EPC Rating: Awaited

Council Tax Band: B

view this property online connells.co.uk/Property/SDN313770





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