

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 lounge. Under stair storage cupboard. Stairs rising to the first floor accommodation. Radiator.

Lounge

18' 3" x 14' MAX narrowing to 10' 11" (5.56m x 4.27m 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 machine.



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

T 01793 708050
E swindonnorth@connells.co.uk

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](https://www.connells.co.uk/Property/SDN313770)



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