



Timandra Close Swindon SN25 4XN

for sale offers in excess of
£350,000



Property Description

Situated in the ever-popular Abbey Meads area of North Swindon, this modern three-bedroom home offers well-proportioned accommodation throughout and is ideally suited for a range of buyers seeking a convenient and well-connected location.

The ground floor comprises an entrance porch leading into a spacious living room, with further access to the kitchen/dining room, hallway and a convenient cloakroom. The kitchen/diner provides an excellent space for both everyday living with a integrated fridge and entertaining, with views over the rear garden.

To the first floor are three good-sized bedrooms, all benefiting from built-in wardrobes, offering excellent storage. The principal bedroom further enjoys the advantage of an en-suite shower room, whilst the remaining bedrooms are served by a family bathroom.

Externally, the property benefits from an enclosed rear garden, providing a private outdoor space for relaxation and entertaining. To the front, there is a driveway leading to a garage, offering ample off-road parking and additional storage.

Conveniently located close to local amenities, schools, transport links and open green spaces, this attractive home presents a fantastic opportunity to acquire a modern property in a sought-after North Swindon location.

Agent Note

Please note that an AML fee is chargeable to

the buyer once an offer has been accepted to cover the cost of required identity checks and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Ground Floor Accommodation

Entrance Porch

Double glazed door to the front aspect. Double glazed window to the side aspect. Door to the lounge.

Lounge

14' x 10' 9" (4.27m x 3.28m)
Double glazed window to the front aspect. Door to the kitchen and hallway. Radiator.

Kitchen/Dining

18' 9" x 7' 10" (5.71m x 2.39m)
Double glazed window to the rear aspect. Double glazed sliding doors to the rear garden. Door to the hallway. Fully fitted kitchen with a range of base and wall mounted units comprising of cupboards and drawers. Sink with drainer and mixer tap. Integrated dishwasher, oven, induction hob, fridge freezer and cooker hood. Radiator.

Hallway

Stairs rising to the first floor accommodation. Doors to the kitchen, garage, lounge and cloakroom.

Cloakroom

Obscure double glazed window to the side aspect. Two piece suite comprising of Low Level WC and wash hand basin with vanity unit. Radiator. Splash back.

First Floor Accommodation

First Floor Landing

Double glazed window to the side aspect. Access to three bedrooms and family bathroom.

Bedroom One

11' 1" MAX x 11' 2" MAX (3.38m MAX x 3.40m MAX)

Double glazed window to the rear aspect. Built-in-wardrobes. Access to ensuite shower room. Radiator.

Ensuite

Obscure double glazed window to the side aspect. Three piece suite comprising of Low Level WC, corner shower and wash hand basin with vanity unit. Tiling to water sensitive areas.

Bedroom Two

10' 2" x 8' 2" (3.10m x 2.49m)

Double glazed window to the front aspect. Built-in-wardrobes. Radiator.

Bedroom Three

11' 1" x 8' 5" (3.38m x 2.57m)

Double glazed window to the front aspect.

Built-in-wardrobes. Radiator.

Bathroom

Obscure double glazed window to the rear aspect. Three piece suite comprising of panelled bath with shower over, WC and wash hand basin with vanity unit. Partially tiled to water sensitive areas.

External Features

Garden

Fenced boundaries. Laid to lawn and stone. Mature trees, shrubs and bushes. Gate to the side of the house leading to the front of the property.

Parking

Driveway parking to the front of the property.

Garage

15' 7" x 7' 8" (4.75m x 2.34m)

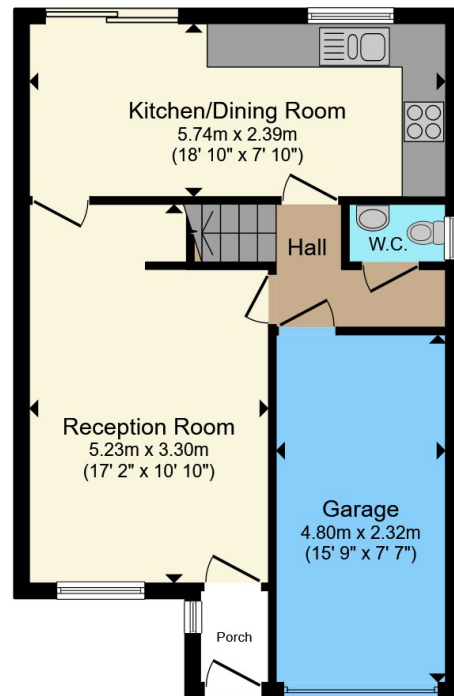
Up and over door. Power and light. Door to the hallway.

Ground Floor Accommodation

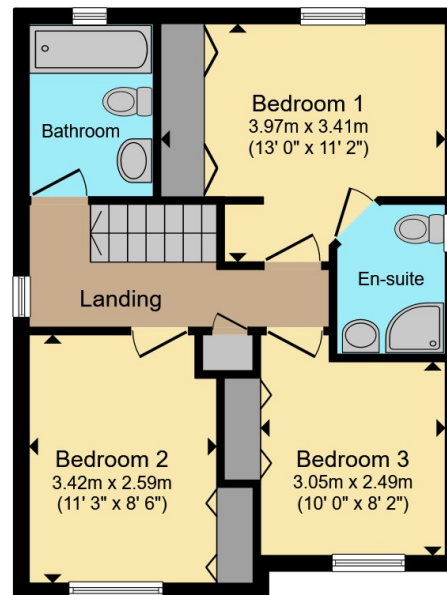








Ground Floor



First Floor

Total floor area 90.8 m² (977 sq.ft.) approx

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.propertybox.io

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

EPC Rating: C Council Tax
Band: D

Tenure: Freehold

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