



Connells

Kingsdown Road
Swindon



Property Description

NO ONWARD CHAIN! A charming and deceptively spacious three-bedroom Victorian end-of-terrace home, set within a generous plot in the sought-after Upper Stratton area of Kingsdown. With approximately 909 sq ft of accommodation, two separate reception rooms, three bedrooms and a substantial rear garden, this is a home that offers both period character and exciting scope to create something truly special. Stepping through the front door, the property immediately conveys the proportions and character associated with traditional Victorian homes. The welcoming entrance hall provides access to the principal living accommodation and staircase to the first floor. The front lounge is a comfortable and characterful reception room, offering a peaceful space in which to relax. A separate dining room sits towards the centre of the house and provides an excellent second reception space, ideal for family meals, entertaining guests or creating a more informal living area. To the rear is the kitchen, with a practical layout and views towards the garden. The arrangement of the ground floor provides a natural flow between the different areas while retaining the benefit of separate rooms - something increasingly sought after by buyers looking for a home with genuine flexibility.

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 Hall

Door to the front aspect. Radiator. Access through to Lounge & Dining Room. Storage cupboard. Door to side aspect. Stairs rising to the first floor accommodation.

Dining Room

10' 9" x 9' (3.28m x 2.74m)
Double glazed window to the front aspect. Woodburner. Radiator.

Lounge

12' 7" x 10' 4" (3.84m x 3.15m)
Double glazed window to the rear aspect. Radiator. Door through to kitchen.

Kitchen

12' 5" x 6' 10" (3.78m x 2.08m)
Galley style kitchen with double glazed windows to the side aspect. Fully fitted kitchen comprising a selection of base and wall mounted units. Stainless steel sink drainer with mixer tap set into work surfaces. Splash back tiling to water sensitive areas. Integrated electric oven. Built in hob with cooker hood over. Space and plumbing for a washing machine. Space for a fridge/freezer unit. Valliant boiler. Access through to the bathroom.

First Floor Accommodation First Floor Landing

Bedroom One
12' 6" x 11' 5" (3.81m x 3.48m)
Double glazed window to the rear aspect. Original feature fireplace. Radiator.

Bedroom Two

10' 8" x 9' 2" (3.25m x 2.79m)
Double glazed window to the front aspect. Original feature fireplace. Radiator.

Bedroom Three

10' 8" x 6' 2" (3.25m x 1.88m)
Double glazed window to the front aspect. Radiator.

External Features Rear Garden

Non overlooked garden comprising gravel courtyard area, lawn, woody easy to maintain borders, large potting shed and outdoor sockets.





Total floor area 84.5 m² (909 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
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EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

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