



Connells

Northern Road
Swindon



Property Description

A well-presented three bedroom semi-detached home, situated in the popular Rodbourne Cheney area of Swindon, offering spacious and versatile accommodation throughout.

The ground floor is accessed via an entrance hall, leading through to a comfortable lounge and a separate dining room, providing clearly defined living and entertaining spaces. The kitchen is positioned to the rear of the property and offers a functional layout with views over the garden.

To the first floor, the property features three bedrooms, including two well-proportioned double rooms alongside a further single bedroom. A modern family shower room has been fitted to a contemporary standard, completing the upstairs accommodation.

Externally, the rear boasts a low maintenance garden, designed for ease of upkeep with a practical and usable outdoor space.

The property is of BISF (British Iron and Steel Federation) non-standard construction, which should be considered when arranging a purchase.

Overall, this home offers a fantastic opportunity in a well-established residential location, with good access to local amenities, schools, and transport links.

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

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

Living Room

21' 1" x 12' 1" (6.43m x 3.68m)
Double glazed window to the front aspect. Opening to the dining room. Radiator.

Dining Room

10' 5" x 8' 6" (3.17m x 2.59m)
Double glazed sliding doors to the rear garden. Opening to the lounge and kitchen. Radiator.

Kitchen

10' 5" x 8' 6" (3.17m x 2.59m)
Double glazed window to the rear aspect. Double glazed door leading to the rear garden. Fully fitted kitchen with a range of base and wall mounted units comprising of cupboards and drawers. Sink with drainer and mixer tap. Space food cooker and hob. Space for fridge freezer. Space and plumbing for washing machine. Boiler.

First Floor Accommodation

First Floor Landing

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

Bedroom One

12' 6" x 12' 1" (3.81m x 3.68m)
Double glazed window to the front aspect. Built-in wardrobes. Radiator.

Bedroom Two

13' 7" x 8' 7" (4.14m x 2.62m)
Double glazed window to the rear aspect. Radiator.

Bedroom Three

8' 7" x 9' MAX narrowing to 6' 10" (2.62m x 2.74m MAX narrowing to 2.08m)

Double glazed window to the front aspect.
Radiator.

Bathroom

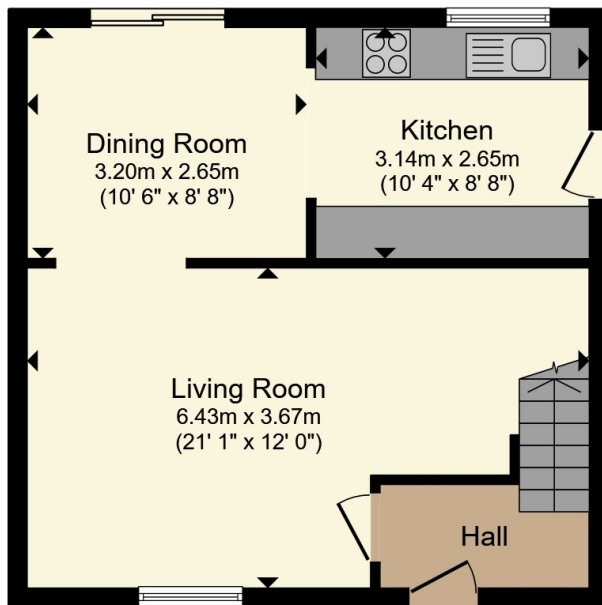
Obscure double glazed window to the rear aspect. Three piece suite comprising of Low Level WC, pedestal wash hand basin and corner shower. Full tiling to all areas.

External Features

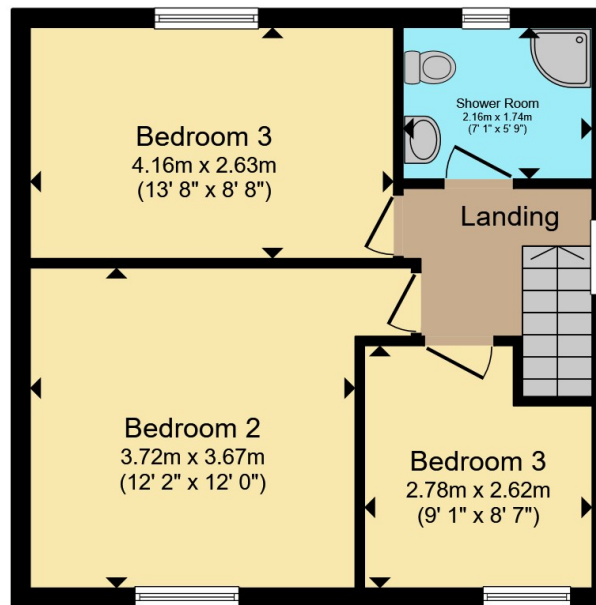
Garden

Fenced boundaries. Laid to patio and lawn.
Access to the shed.





Ground Floor



First Floor

Total floor area 82.6 m² (889 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

Connells

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

EPC Rating: D Council Tax
Band: B

view this property online connells.co.uk/Property/SDN314482

Tenure: Freehold



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

Property Ref: SDN314482 - 0004

