

for sale

£315,000



Trecastle Road Swindon SN1 7BU

Looking for a spacious family home in the popular Witchelstow development? Look no further, this three-bedroom semi-detached home offers an inviting space to relax and unwind or equally to entertain.

Viewing is highly recommended to fully appreciate this superb home.

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Trecastle Road Swindon SN1 7BU

Ground Floor Accommodation

Entrance Hall

Access to Living Room and Kitchen / Dining Room, Cloakroom, Stairs up to First Floor, Laminate Wood Flooring, Radiator

Cloakroom

WC, Wash Hand Basin, Laminate Wood Flooring, Extractor Fan, Radiator

Living Room

12' 8" x 16' 1" (3.86m x 4.90m)

Dual Aspect Double Glazed Windows to Side and Front, Radiator

Kitchen / Dining Room

10' 5" x 16' 8" (3.17m x 5.08m)

Double Glazed Window and French Doors to Rear Garden, Range of Modern Wall and Base Units with Work Surface Over, Inset One and Half Bowl Sink with Mixer Taps, Built In Oven with Gas Hob and Extractor Hood Over, Space and Plumbing for Washing Machine and Dishwasher, Space for Fridge / Freezer, Under Stairs Storage Cupboard



First Floor Accommodation

Landing

Access to all 3 bedrooms and Family Bathroom, Storage Cupboard, Loft Access

Bedroom 1

9' 8" Excluding Door Recess x 10' 9" Excluding Wardrobes (2.95m Excluding Door Recess x 3.28m Excluding Wardrobes)
Double Glazed Window to Front, Fitted Wardrobes, Radiator, Door to En-Suite

En-Suite

Double Glazed Window to Front, Three Piece Suite Comprising of WC, Pedestal Sink and Shower Enclosure, Extractor Fan, Radiator

Bedroom 2

9' 4" Maximum x 9' (2.84m Maximum x 2.74m)
Double Glazed Window to Rear, Radiator

Bedroom 3

8' 9" x 6' 11" (2.67m x 2.11m)
Double Glazed Window to Rear, Radiator

Bathroom

Obscured Double Glazed Window to Side, Three Piece Suite Comprising of WC, Pedestal Sink and Panel Bath with Shower Over, Tiled to Water Sensitive Areas, Extractor Fan, Radiator

External Features

Rear Garden

Fully Enclosed by Fence Panels, Mostly Laid to Lawn, Small Patio Area, Access to Garage

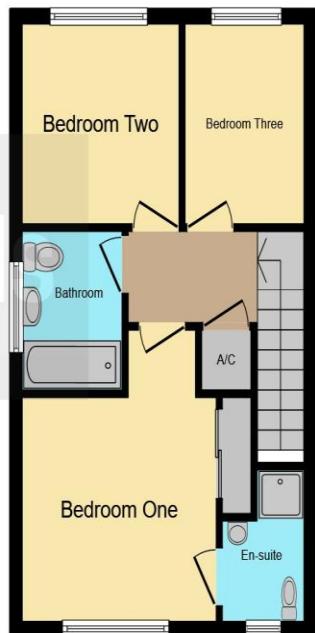
Parking

Garage and Driveway Parking to the Side of the Property





Ground Floor



First Floor

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.focalagent.com

To view this property please contact Connells on

T 01793 461757
E swindonoldtown@connells.co.uk

3-5 Victoria House, Albert St
SWINDON SN1 3BG

Property Ref: SND102960 - 0004

Tenure:Freehold EPC Rating: Awaited

Council Tax Band: D

view this property online connells.co.uk/Property/SND102960



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.

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