

for sale

£205,000 Freehold



## Union Row Swindon SN1 3HH

A well-presented two-bedroom semi-detached home on Union Row, Swindon, featuring a bright living area, cosy kitchen and two good-sized bedrooms & family bathroom. The property benefits from private off street parking to the rear, all within easy reach of local amenities. Viewing Highly Recommended!

Residential Sales & Lettings | Mortgage Services |  
Conveyancing | Surveyors | Land & New Homes



# Property Details

## Ground Floor Accommodation

### Living Room

Double Glazed Dual Aspect Windows to Front and Side, Sliding Door to Kitchen, Stairs up to First Floor, Radiator

### Kitchen

Double Glazed Dual Aspect Windows to Side and Rear, Door to Outside Space, Radiator, Range of Base Units with Work Surface Over, Inset Stainless Steel, Inset Sink with Draining Board and Mixer Taps, Tiled Splash Back Around, Larder Style Cupboard

## First Floor Accommodation

### Bedroom 1

Dual Aspect Double Glazed Windows to Front and Side, Storage Cupboard, Radiator

### Bedroom 2

Dual Aspect Double Glazed Windows to Side and Rear, Radiator

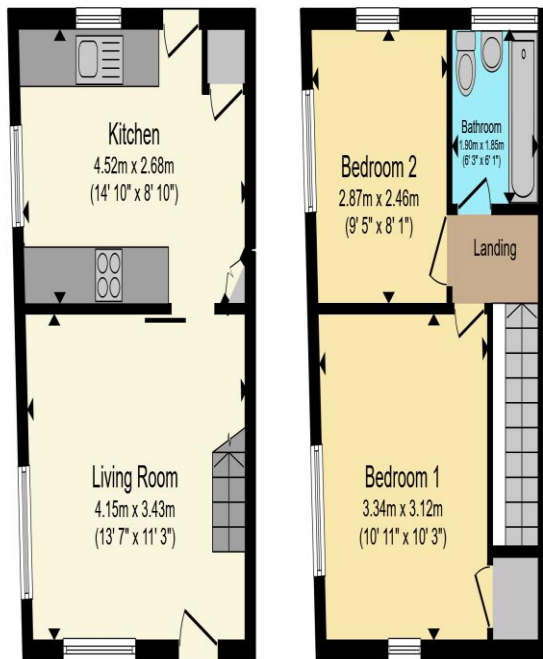
### Bathroom

Obscure Double Glazed Window to Rear, Three Piece Suite Comprising of WC, Pedestal Sink and Panel Bath, Fully Tiled, Chrome Heated Towel Rail

## Outside Space

### Parking

Gated Off Street Parking to the Rear



Ground Floor

First Floor

Total floor area 57.8 m<sup>2</sup> (622 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](http://www.propertybox.io)



To view this property please contact Connells on

**T 01793 461757**

**E [swindonoldtown@connells.co.uk](mailto:swindonoldtown@connells.co.uk)**

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

Property Ref: SND103214 - 0002

Tenure:Freehold EPC Rating: D

Council Tax Band: A

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 check 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 <http://www.connells.co.uk> | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)