



Connells

Lumley Close
Grange Park Swindon



Property Description

NO ONWARD CHAIN! Four Bedroom Home with Exceptional Potential, located in the popular residential area of Grange Park West, Swindon, this spacious home offers a fantastic opportunity for buyers seeking a renovation project with excellent scope to add value. The ground floor features an inviting entrance hall, a study, cloakroom, and an impressive 30 ft lounge providing a generous living and dining area. The kitchen benefits from a breakfast bar that opens through to a bright conservatory, ideal for family living or entertaining.

On the first floor, there are four bedrooms, with the principal bedroom including an ensuite shower room, while the remaining bedrooms are served by a family bathroom. Externally, the property enjoys an enclosed rear garden offering privacy and space for landscaping, as well as driveway parking to the front.

Please note: The property requires refurbishment throughout and there is potential subsidence, making this an ideal purchase for investors, developers, or experienced renovators looking for a project.

Ground Floor Accommodation Entrance Hall

Double glazed door to the front aspect. Doors to the cloakroom, study and lounge. Stairs rising to the first floor accommodation. Radiator.

Cloakroom

Two piece suite comprising of Low Level WC, wash hand basin. Space and plumbing for washing machine. Work tops. Radiator.

Lounge

30' 9" x 10' 3" (9.37m x 3.12m)
Double glazed window to the front and rear aspect. Double glazed French doors to the rear garden. Door to the kitchen. Television point. Telephone point. Radiator.

Kitchen

13' 1" x 7' 11" (3.99m x 2.41m)
Opening to the conservatory. Fully fitted kitchen with a range of base and wall mounted units comprising of cupboards and drawers. Sink with drainer and mixer tap. Space for fridge freezer. Tiled splash back. Integrated grill, oven, four ring electric hob and cooker hood. Tiled splash back.

Study

7' 9" x 9' 3" (2.36m x 2.82m)
Two double glazed windows to the front aspect. Television point. Radiator.

Conservatory

13' 1" x 7' 11" (3.99m x 2.41m)
Double glazed window to the rear and side aspect. Double glazed French doors to the rear garden. Television point. Breakfast bar leading to the kitchen.

First Floor Accommodation First Floor Landing

Access to all bedrooms and bathroom. Loft access.

Bedroom One

17' 5" MAX narrowing to 11' 10" x 10' 3" (5.31m MAX narrowing to 3.61m x 3.12m)
Double glazed window to the rear aspect. Access to the ensuite shower room. Radiator.

Ensuite

Three piece suite comprising of Low Level WC, shower and wash hand basin. Tiled splash back. Extractor fan. Heated towel rail.

Bedroom Two

13' x 6' (3.96m x 1.83m)

Double glazed window to the front aspect.
Radiator.

Bedroom Three

10' 2" x 8' 9" (3.10m x 2.67m)

Double glazed window to the front aspect.
Radiator.

Bedroom Four

8' 6" x 6' 8" (2.59m x 2.03m)

Double glazed window to the rear aspect.
Radiator.

Bathroom

Obscure double glazed window to the front aspect. Three piece suite comprising of Low Level WC, panelled bath with mixer tap and shower over, wash hand basin with vanity. Tiled splash back. Boiler. Heated towel rail.

External Features

Garden

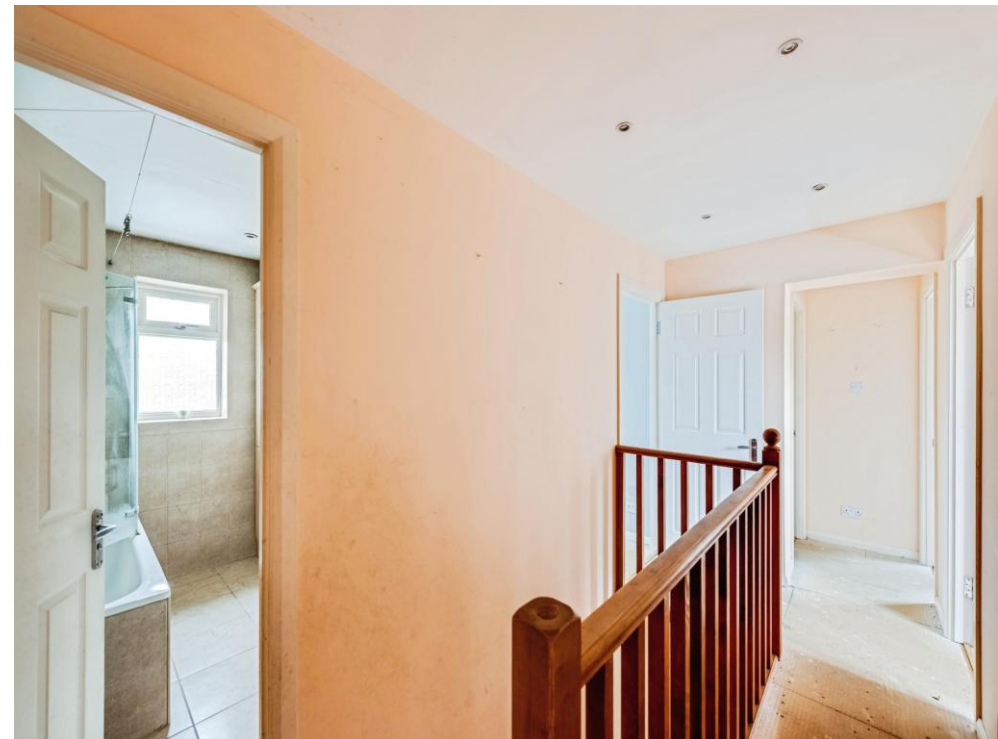
Fenced and walled boundaries. Laid to artificial lawn. Patio area. Access to outbuilding

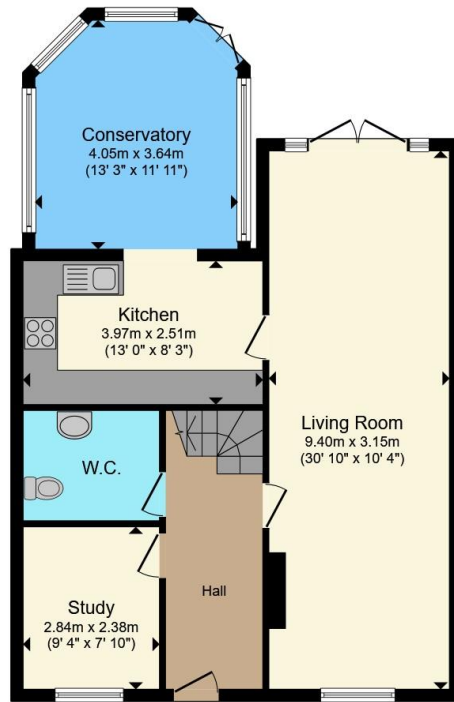
Parking

Driveway parking

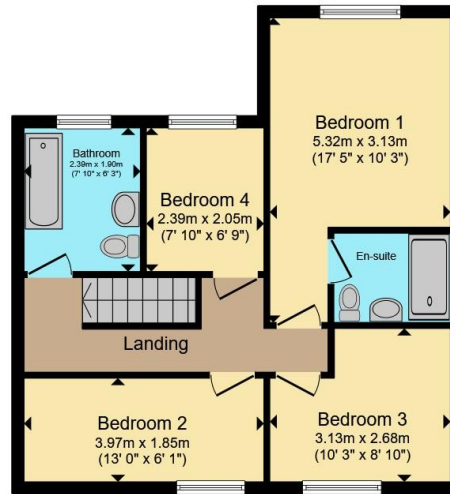
Agent Note:

We ask that parties take time to consider the structure of the property, costs of any repairs and satisfy themselves in this regard.





Ground Floor



First Floor

Total floor area 127.6 m² (1,373 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: C Council Tax
 Band: B

view this property online connells.co.uk/Property/SDN314183

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.

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