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for sale

offers in excess of **£420,000**



Lytchett Way Swindon SN3 3PN

Ideally located close to local amenities, well-regarded schools, transport links and Swindon town centre, this attractive detached home combines space, convenience and comfort in a desirable SN3 location.



Lytchett Way Swindon SN3 3PN

Ground Floor Accommodation

Porch

Integral Doors to Entrance Hall and Office through to Garage

Entrance Hall

Access to Cloakroom, Living Room through to Dining Room and Conservatory, Kitchen through to Utility Room, Stairs up to First Floor

Cloakroom

Double Glazed Window to Side, WC and Wash Hand Basin

Living Room

Dual Aspect Double Glazed Bay Windows to Front and Side, Feature Fire Place, 2 X Radiators, Doorway to Dining Room

Dining Room

Double Glazed Patio Doors to Conservatory, Radiator

Conservatory

Double Glazed Glass Panel Surround with French Doors to Rear Garden

Kitchen







Double Glazed Window to Rear, Door to Utility Room, Range of Wall and Base Units with Work Surface Over, Inset One and Half Bowl Sink with Draining Board and Mixer Tap, Tiled Splash Back Around, Double Built In Oven with Electric Hob and Extractor Hood Over, Space for Fridge / Freezer

Utility Room

Double Glazed Window and Door to Rear, Space and Plumbing for Appliances

Office

Heater, Internal Door to Garage for Storage

First Floor Accommodation

Landing

Access to all Bedrooms and Family Bathroom, Storage Cupboard

Bedroom 1

Double Glazed Bay Window to Front, Radiator

Bedroom 2

Double Glazed Bay Window to Front, Radiator

Bedroom 3

Double Glazed Window to Rear, Built in Storage, Radiator

Bedroom 4

Double Glazed Window to Rear, Built in Wardrobes, Radiator

Bathroom

Obscure Double Glazed Window to Rear, Four Piece Suite Comprising of WC, Wash Hand Basin, Panel Bath and Shower Cubicle, Tiled to Water Sensitive Areas, Heated Towel Rail

External Features

Rear Garden

Enclosed via Fence Panels, Mostly Laid to Lawn with Patio Areas, Storage Shed

Garage

Part Converted to Office with the Remaining Space for Storage

Parking

Driveway Parking to the Front of the Property for Multiple Cars

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.





Total floor area 161.8 m² (1,741 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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T 01793 461757
E swindonoldtown@connells.co.uk

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

Property Ref: SND103251 - 0007

Tenure:Freehold EPC Rating: D

Council Tax Band: E

view this property online
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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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