



Connells

Mellow Ground
Swindon



Property Description

NO ONWARD CHAIN! Situated along a quiet and secluded pedestrian pathway in the highly sought-after Haydon Wick area of North Swindon, this attractive two-bedroom terraced home offers a peaceful setting with convenient access to local amenities. The property opens into a welcoming entrance porch, which leads through to a well-proportioned lounge providing a comfortable living and entertaining space. To the rear of the property is a fitted kitchen offering ample storage and worktop space, with access to the enclosed rear garden. On the first floor, the accommodation comprises two bedrooms, including a generous main bedroom and a further well-sized second bedroom, along with a family bathroom fitted with three piece suite. Externally, the property benefits from a private, enclosed rear garden, ideal for relaxing or outdoor dining. In addition, the home comes with the advantage of allocated parking.

Located within easy reach of local schools, shops, and transport links, this property is ideal for first-time buyers, professionals, or investors seeking a well-located home in a popular residential area.

Agent Note:

It has been brought to our attention that there may be an invasive species of plant present within the grounds of the property. Please ask the branch for more details so that you can make further enquiries as required for your own purposes.

Ground Floor Accommodation Entrance Porch

Double glazed door to the front aspect.
Double glazed window to the front aspect.
Door to the lounge.

Lounge

14' 3" MAX narrowing to 10' 10" x 11' 6" (4.34m MAX narrowing to 3.30m x 3.51m)

Double glazed window to the front aspect. Stairs rising to the first floor accommodation. Door to the kitchen. Radiator.

Kitchen

14' 2" x 8' 11" (4.32m x 2.72m)

Double glazed window to the rear aspect. Double glazed door to the rear garden. Fully fitted kitchen with a range of base and wall mounted units comprising of cupboard and drawers. Breakfast bar. One and a half sink with drainer and mixer tap. Under stair storage cupboard. Space for cooker. Space and plumbing for washing machine.

First Floor Accommodation First Floor Landing

Access to two bedrooms and family bathroom

Bedroom One

11' 7" MAX narrowing to 9' 6" x 11' (3.53m MAX narrowing to 2.90m x 3.35m)

Two double glazed window to the front aspect. Built-in-wardrobes. Radiator.

Bedroom Two

9' x 7' 3" (2.74m x 2.21m)

Double glazed window to the rear aspect. Radiator.

Bathroom

Obscure double glazed window to the rear aspect. Three piece suite comprising of panelled bath with mixer tap, pedestal wash hand basin and Low level WC. Fully tiled. Radiator.

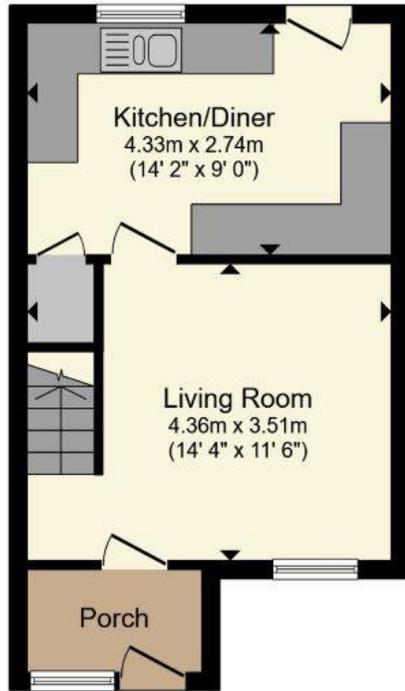
External Features Garden

Fenced boundaries. Laid to patio. Mature shrubs.

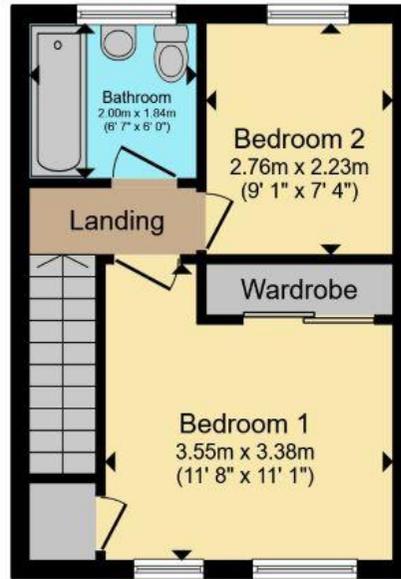
Parking

Allocated parking





Ground Floor



First Floor

Total floor area 57.7 m² (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



To view this property please contact Connells on

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Unit B11 North Swindon District Centre Thamesdown Drive
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EPC Rating: C Council Tax Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/SDN314516



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.

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