

Connells

Rayfield Grove
Swindon

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Swindon SN2 1HD

for sale offers over
£220,000







Property Description

NO ONWARD CHAIN! Situated in the ever-popular Ferndale area of Swindon, this attractive Victorian-style terrace presents an excellent opportunity for buyers looking to create a home tailored to their own tastes and requirements.

Offering generous accommodation throughout, the property features two spacious reception rooms, a separate dining room, kitchen, ground floor bathroom, and three well-proportioned bedrooms arranged over the first floor.

Retaining the charm and character associated with Victorian homes, this property provides fantastic potential for modernisation and improvement, making it ideal for those seeking to add value and put their own stamp on a home.

Externally, the property benefits from an enclosed rear garden, providing a private outdoor space to enjoy, along with the added convenience of driveway parking to the rear.

Conveniently located close to local amenities, schools and transport links, this is a fantastic opportunity to acquire a period property with plenty of potential in a sought-after central Swindon location.

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.

Ground Floor Accommodation

Entrance Porch

Double glazed door to the front aspect. Door to the entrance hall.

Entrance Hall

Door to the porch. Stairs rising to the first floor accommodation. Door to the snug

Lounge

12' 7" MAX x 11' 2" (3.84m MAX x 3.40m)

Double glazed bay window to the front aspect. Gas fire with surround. Television point. Telephone point. Radiator.

Dining Room

10' 4" x 9' 2" (3.15m x 2.79m)

Double glazed window to the side aspect. Under stair storage cupboard. Archway to the kitchen.

Snug

11' 10" x 10' 9" (3.61m x 3.28m)

Double glazed window to the rear aspect. Door to the dining room. Opening to the lounge. Radiator.

Kitchen

9' 5" x 8' 8" (2.87m x 2.64m)

Double glazed window to the side aspect. Fully fitted kitchen with a range of base and wall mounted units comprising of cupboards and drawers. Sink with drainer. Space and plumbing for washing machine. Space for fridge freezer. Integrated four ring gas hob and cooker

Bathroom

Obscure double glazed window to the rear aspect. Panelled bath and WC. Radiator.

First Floor Accommodation
First Floor Landing
Access to all three bedrooms. Loft access.

Bedroom One
14' 7" x 10' 10" (4.45m x 3.30m)
Two double glazed window to the front aspect. Radiator.

Bedroom Two
10' 8" x 9' 2" (3.25m x 2.79m)
Double glazed window to the rear aspect. Radiator.

Bedroom Three
10' 11" x 9' 3" (3.33m x 2.82m)
Double glazed window to the rear aspect. Radiator.

External Features
Garden
Fenced and walled boundaries. Laid to concrete and patio.

Parking
Driveway parking to the rear of the property











Total floor area 97.4 m² (1,049 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: Awaited

Council Tax Band: B

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Tenure: Freehold

The Property Ombudsman

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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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