

for sale

offers in excess of **£190,000**



Alder Close Swindon SN2 2SH

A fantastic opportunity to secure a well-proportioned home offering generous living space, a practical layout and excellent versatility. Featuring a spacious reception room, separate kitchen and comfortable accommodation. Parking to the side of the property for one vehicle.



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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 Hall

Double glazed door to the front aspect. Door to the lounge and kitchen.

Lounge

14' x 12' 4" (4.27m x 3.76m)

Double glazed window to the front aspect. Stairs rising to the first floor accommodation. Television point. Telephone point. Radiator.

Kitchen

12' 5" x 5' (3.78m x 1.52m)

Double glazed window to the front and side aspect. Fully fitted kitchen with a range of base mounted units comprising of cupboards and drawers. One and a half sink with drainer and mixer tap. Space for cooker. Space and plumbing for washing machine and dishwasher. Integrated cooker hood.

First Floor Accommodation

First Floor Landing

Access to bedrooms and family bathroom. Loft access.

Bedroom One

10' 9" x 10' 4" (3.28m x 3.15m)

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



Bedroom Two

8' 11" x 5' 10" (2.72m x 1.78m)

Double glazed window to the front aspect. Radiator.

Bathroom

Obscure double glazed window to the side aspect. Three piece suite comprising of Low Level WC, wash hand basin and walk-in-shower. Tiling to water sensitive areas. Heated towel rail.

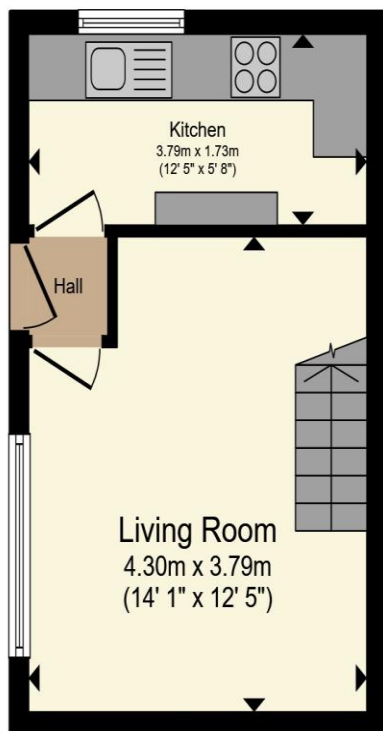
External Features**Garden**

Fenced boundaries. Laid to lawn, patio and stone. Gate to the front of the property

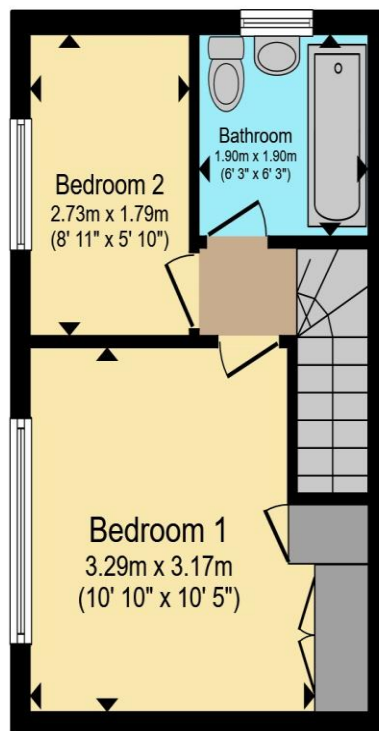
Parking

Situated to the side of the property providing off road parking for one vehicle.





Ground Floor



First Floor

Total floor area 46.5 m² (500 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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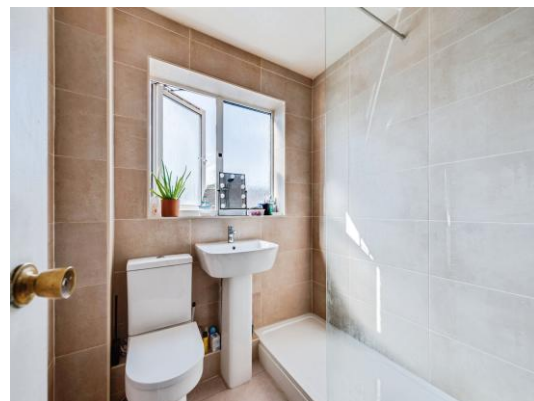
Unit B11 North Swindon District Centre Thamesdown Drive
 SWINDON SN25 4AN

Property Ref: SDN315171 - 0003

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

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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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