Connells

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for sale

£280,000

Ipswich Street Swindon SN2 1DB

NO ONWARD CHAIN! Offered for sale fully furnished! Situated in the sought-after Ferndale area of Swindon, this beautifully presented three-bedroom family home offers spacious and versatile living accommodation with TWO RECEPTION ROOMS. GARAGE

The Property Ombudsman

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

Entrance Hall
Door to the entrance porch, lounge and dining room. Stairs rising to the first floor accommodation.

Lounge
9' 11" Into Bay x 9' 10" (3.02m Into Bay x 3.00m)
Double glazed bay window to the front aspect. Feature fire place with log burner. Radiator.

Dining Room
14' 4" x 10' 1" (4.37m x 3.07m)
Double glazed window to the rear aspect. Door to the kitchen. Under stair storage cupboard. Radiator.

Kitchen
10' 4" MAX x 8' 3" MAX (3.15m MAX x 2.51m MAX)
Double glazed window to the rear aspect. Door to the utility area. Fully fitted kitchen with a range of base and wall mounted units comprising of cupboards and drawers. Stainless steel sink with drainer and mixer tap. Integrated oven, four ring electric hob and cooker hood. Space and plumbing for washing machine. Radiator.

Utility Room
9' 5" x 5' 10" (2.87m x 1.78m)
Obscure double glazed window to the rear aspect. Double glazed door to the rear garden. Fitted units with work tops. Space for under counter appliances. Radiator.

First Floor Accommodation
First Floor Landing
Access to all bedrooms and family bathroom. Stairs rising to the second floor accommodation.

Bedroom One
13' x 9' 11" (3.96m x 3.02m)
Double glazed window to the front aspect. Built-in-wardrobe. Radiator.

Bedroom Two
10' 2" x 8' 1" (3.10m x 2.46m)
Double glazed window to the rear aspect. Radiator.

Bathroom
Obscure double glazed window to the rear aspect. Four piece suite comprising of Low Level WC, pedestal wash hand basin, shower and panelled bath. Tiling to water sensitive areas.

Second Floor Accommodation

Loft Room/Bedroom Three
28' 2" MAX x 14' 1" MAX (8.59m MAX x 4.29m MAX)
Double glazed skylight to the rear aspect. Airing cupboard with tank and shelving. Radiator.

External Features
Garden
Fenced boundaries. Laid to patio. Door to the garage. Gate to the rear.

Garage
Up and over door. Window and door to the side. Power and light.

Ground Floor **First Floor** **Second Floor**

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: SDN314811 - 0005

Tenure:Freehold EPC Rating: E

Council Tax Band: B

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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