

for sale

£270,000



Bourne Road Swindon SN2 2JQ

Situated in the popular MOREDON NORTH SWINDON, this EXTENDED FAMILY HOME offers spacious and versatile accommodation, conveniently located within easy reach of local transport links and just a short drive from the Orbital Shopping Centre. TWO RECEPTION ROOMS



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# Bourne Road Swindon SN2 2JQ

## Ground Floor Accommodation

### Entrance Porch

Double glazed door to the front aspect. Double glazed windows to the front and side aspect. Access to the entrance hall.

### Entrance Hall

Access to the entrance porch. Doors to the kitchen and lounge. Stairs rising to the first floor accommodation.

### Lounge

13' 2" x 12' ( 4.01m x 3.66m )

Double glazed window to the front aspect. Radiator.

### Dining Room

10' 2" x 8' 11" ( 3.10m x 2.72m )

Double glazed French doors to the rear garden. Radiator.

### Kitchen

11' x 9' 6" ( 3.35m x 2.90m )

Double glazed window to the rear aspect. Access to the utility room. Fitted kitchen with a range of base and wall mounted units comprising of cupboard and drawers. Sink with drainer and tap. Integrated four ring gas hob and oven. Radiator.

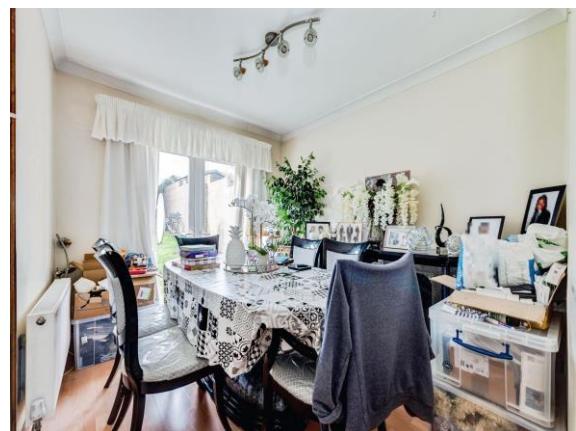
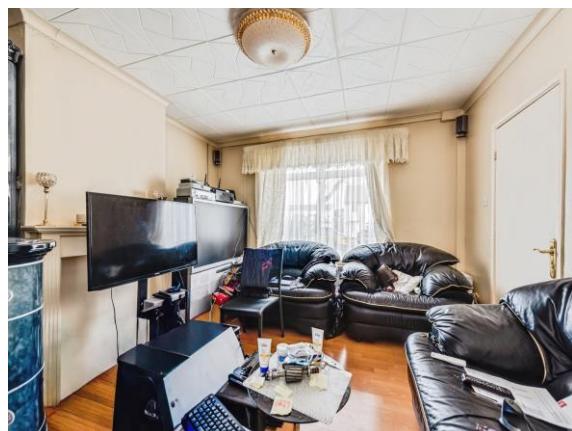
### Utility Room

9' 9" x 8' 10" ( 2.97m x 2.69m )

Double glazed window to the rear aspect. Double glazed door to the rear garden. Door to the partial garage/storage.

### Wc

Low Level WC.



## First Floor Accommodation

### First Floor Landing

Double glazed window to the side aspect. Access to the three bedrooms and family bathroom.

### Bedroom One

12' MAX narrowing to 10' 4" x 11' 1" ( 3.66m MAX narrowing to 3.15m x 3.38m )

Double glazed window to the rear aspect. Radiator.

### Bedroom Two

11' 6" MAX x 10' 4" ( 3.51m MAX x 3.15m )

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

### Bedroom Three

8' 4" x 8' 3" ( 2.54m x 2.51m )

Double glazed window to the front aspect. Radiator.

### Bathroom

Obscure double glazed window to the front aspect. Three piece suite comprising of Low Level WC, panelled bath with mixer tap and shower over and wash hand basin. Partially tiled to water sensitive areas. Radiator.

### External Features

### Partial Garage/ Utility

10' 10" x 9' 10" ( 3.30m x 3.00m )

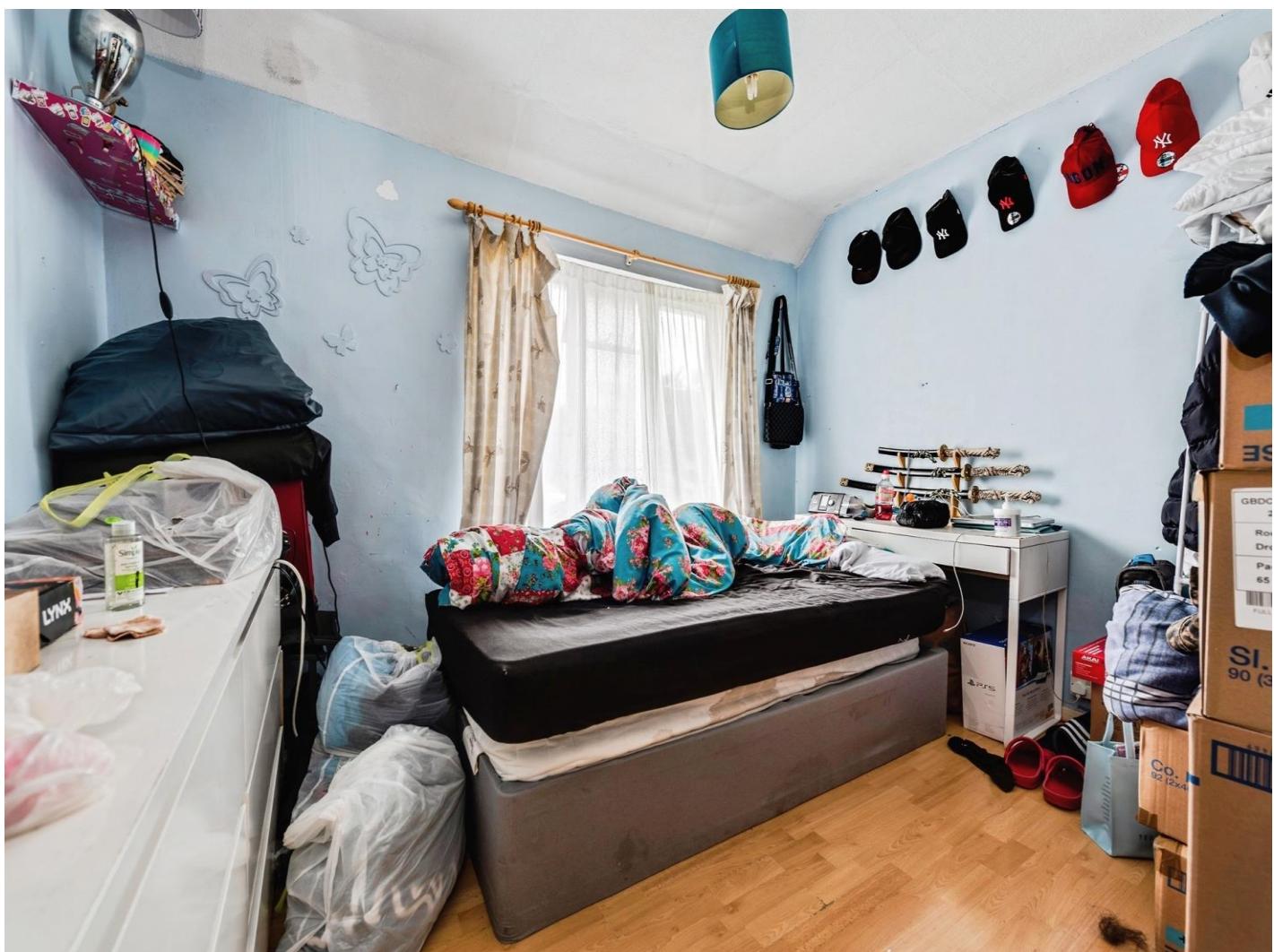
Access to the WC. Double glazed door to the front aspect.

### Garden

Fenced and walled boundaries. Laid to lawn. Shed.

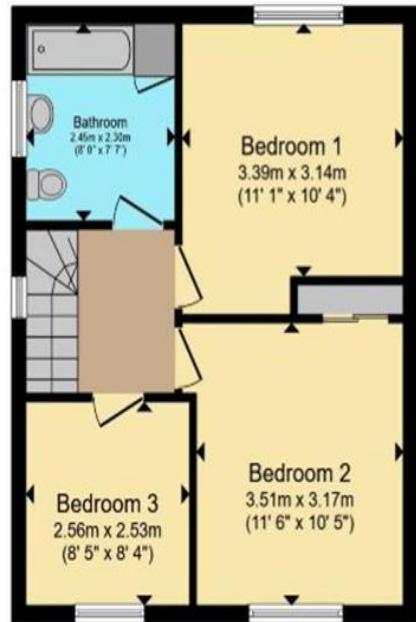
### Parking

Driveway parking to the front





**Ground Floor**



**First Floor**

Total floor area 104.9 m<sup>2</sup> (1,129 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](http://www.propertybox.io)

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To view this property please contact Connells on

**T 01793 708050**  
**E [swindonnorth@connells.co.uk](mailto:swindonnorth@connells.co.uk)**

Unit B11 North Swindon District Centre Thamesdown Drive  
SWINDON SN25 4AN

Property Ref: SDN314533 - 0003

Tenure:Freehold EPC Rating: Awaited

Council Tax Band: B

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