

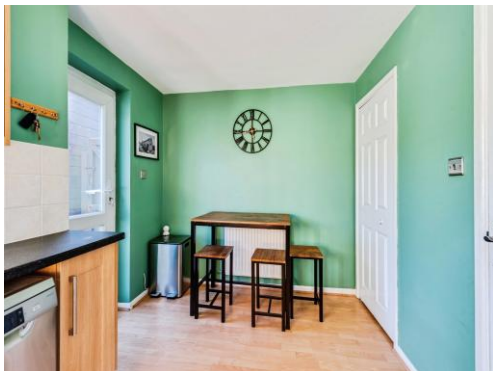


Connells

Ascham Road
Grange Park Swindon

Ascham Road Grange Park Swindon SN5 6BG

for sale offers in excess of
£230,000



Property Description

Situated in a quiet location within Grange Park, West Swindon, this attractive two-bedroom semi-detached home offers well-proportioned accommodation complemented by a fantastic 20 ft outbuilding, ideal for entertaining, a home office or additional recreational space. The ground floor comprises an entrance hall, comfortable lounge and fitted kitchen. Upstairs, there are two bedrooms alongside a family bathroom. Externally, the property benefits from an enclosed rear garden and tandem driveway parking. A real highlight is the impressive 20 ft outbuilding with spotlights, creating a versatile additional space away from the main house. Grange Park provides convenient access to local schools, shops and amenities, while nearby open fields offer plenty of opportunities for walks. Lydiard Park is also within easy reach, providing further green space to enjoy. A lovely home combining a quiet setting, convenient location and the added benefit of a superb versatile outbuilding.

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

Door to the front aspect. Stairs rising to the first floor accommodation. Radiator.

Lounge

13' 8" MAX x 10' 4" MAX (4.17m MAX x 3.15m MAX)

Length narrowing to 10 Ft and Width Narrowing to 8 Ft 01 inches

Double glazed window to the front aspect. Radiator.

Kitchen/Diner

13' 3" MAX x 8' 2" MAX (4.04m MAX x 2.49m MAX)

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 cupboards and drawers. Sink with drainer and mixer tap. Integrated four ring electric hob, oven and cooker hood. Space and plumbing for washing machine and slim line dishwasher. Space for fridge freezer. Under stair storage cupboard. Radiator.

First Floor Accommodation First Floor Landing

Access to all bedrooms and family bathroom. Loft access that is partially bordered and insulated.

Bedroom One

12' 7" MAX x 12' 4" MAX (3.84m MAX x 3.76m MAX)

Length narrowing to 10 ft. Width narrowing to 4 Ft 02 inches

Double glazed window to the front aspect. Airing cupboard with boiler and Immersion heater. Radiator.

Bedroom Two

9' 4" x 6' 10" (2.84m x 2.08m)

Double glazed window to the rear aspect. Radiator.

Bathroom

Obscure double glazed window to the rear aspect. Three piece suite comprising of Low Level WC, panelled bath with electric shower over and wash hand basin with vanity unit. Fully tiled to all areas. Radiator.

External Features

Garden

Fenced boundaries. Laid to stone. artificial lawn and lawn. Gate to the side aspect to the driveway. Shed.

Outbuilding

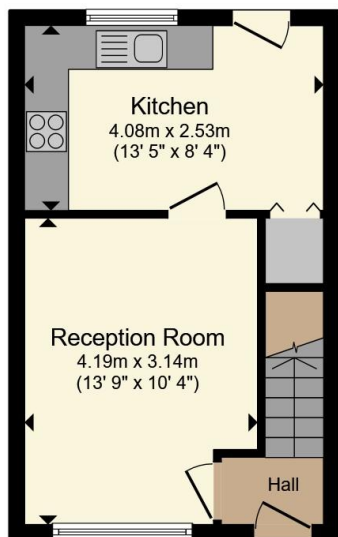
20' 4" x 7' 9" (6.20m x 2.36m)

Double doors to the rear garden. Range of windows to the side aspect. Spotlights. Radiator.

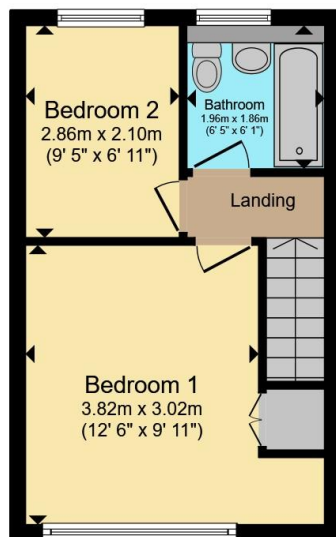
Parking

Tandem driveway for two vehicles

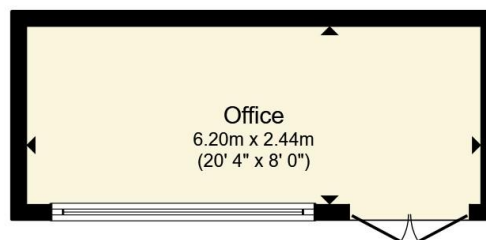




Ground Floor



First Floor



Outbuilding

Total floor area 55.6 m² (599 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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Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.

EPC Rating: D Council Tax
Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/SDN315333



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Property Ref: SDN315333 - 0002