Connells

connells.co.uk

for sale

£270,000

Trevelyan Road Swindon SN3 1FW

An immaculate two bedroom mid terrace home built in 2020 and situated within the popular New Marlborough Park development. Featuring a spacious kitchen/dining room, living room, cloakroom, two double bedrooms, modern bathroom, low maintenance rear garden, driveway parking, and a separate garage.

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

Trevelyan Road Swindon SN3 1FW

Ground Floor Accommodation

Kitchen / Dining Room
Large Double Glazed Window to Front, Stairs up to First Floor, Door to Cloakroom, Doorway to Living Room
Kitchen: Range of Modern Wall and Base Units with Work Surface Over and Matching Up Stands, Inset One and Half Bowl Sink with Draining Board and Mixer Tap, Tiled Splash Back Around, Built In Oven with Gas Hob and Extractor Hood Over, Space and Plumbing for Washing Machine and Tumble Dryer, Integrated Fridge / Freezer

Cloakroom
WC and Wash Hand Basin

Living Room
14' 8" x 11' 6" (4.47m x 3.51m)
Double Glazed French Doors, Radiator

First Floor Accommodation

Landing
Airing Cupboard, Loft Access

Bedroom 1
12' 9" x 14' 8" narrowing to 10' 4" (3.89m x 4.47m narrowing to 3.15m)
Double Glazed Window to Front, Radiator, TV Point

Bedroom 2
14' 9" x 7' 9" (4.50m x 2.36m)
Double Glazed Window to Rear, Radiator

Bathroom
Obscure Double Glazed Window to Rear, Three Piece White Suite Comprising of WC, Pedestal Sink and Panel Bath with Shower and Screen Over, Tiled to Water Sensitive Areas, Chrome Heated Towel Rail

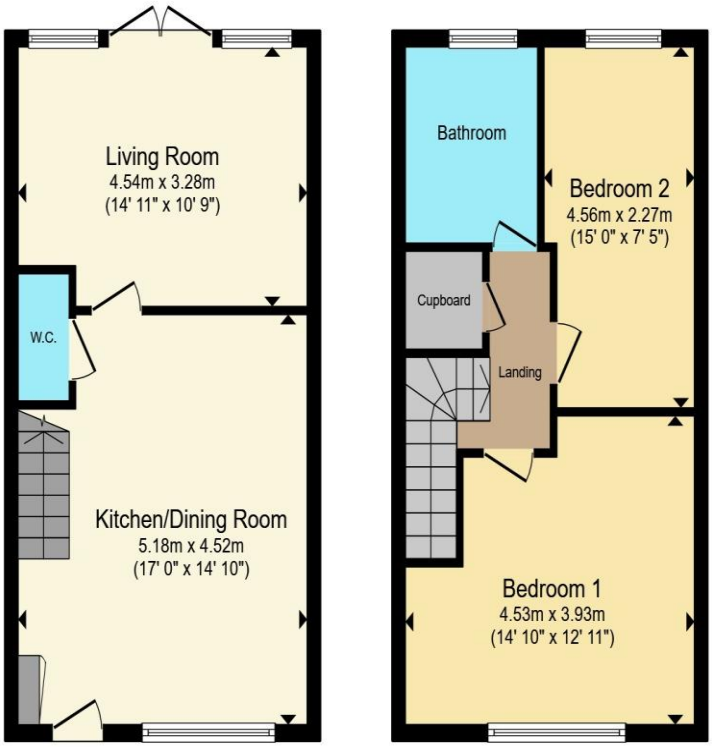
External Features

Front Garden
Courtyard Style Front Garden with Path to Front Door

Rear Garden
Enclosed via Fence Panels, Mostly Laid to Lawn with Patio Area and Path to Rear Gate Access, EV Charging with permission to run lead across path

Parking
Driveway Parking to the Rear of the Property

Garage
Middle Garage en Bloc Close to the Property



Ground Floor **First Floor**

Total floor area 77.4 m² (833 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

T 01793 461757
E swindonoldtown@connells.co.uk

3-5 Victoria House, Albert St
SWINDON SN1 3BG

Property Ref: SND103388 - 0006

Tenure:Freehold EPC Rating: B

Council Tax Band: C

view this property online
connells.co.uk/Property/SND103388

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at whttp://ww.connells.co.uk| www.rightmove.co.uk | www.zoopla.co.uk