



Connells

**Francomes
Swindon**



Property Description

Occupying a pleasant cul-de-sac position in the ever-popular Haydon Wick area of North Swindon, this well-presented two-bedroom mid-terraced home offers comfortable and practical living accommodation, making it an ideal first-time purchase, investment opportunity or home for those looking to downsize.

The ground floor comprises an inviting entrance leading into a spacious lounge, providing an excellent space to relax and entertain. To the rear, the kitchen/diner offers ample storage and workspace, with access through to a conservatory that creates additional living space and enjoys views over the rear garden.

Upstairs, the property benefits from two well-proportioned bedrooms and a family bathroom, providing comfortable accommodation for modern living.

Externally, the property enjoys off-road parking and is ideally situated within easy reach of local shops, schools, healthcare facilities and regular bus routes. The convenient location also offers excellent access to North Swindon's wider amenities and transport links.

This is a fantastic opportunity to acquire a home in a sought-after residential location with everything needed for day-to-day living close at hand.

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 Lounge

11' 6" MAX x 10' 11" MAX (3.51m MAX x 3.33m MAX)

Double glazed window to front aspect. Stairs rising to the first floor accommodation. Access through to the kitchen/diner. Radiator. TV point

Kitchen / Diner

14' 2" x 8' 11" (4.32m x 2.72m)

Double glazed window to rear aspect. Fitted kitchen comprising a combination of wall and base units with work surfaces over. One bowl stainless steel sink and drainer unit with splashback tiling. Gas and electric cooker point. Space and plumbing for a washing machine. Space for a fridge and freezer. Radiator. Access through to the conservatory.

Conservatory

12' 1" x 9' 3" (3.68m x 2.82m)

A combination of dwarf wall and UPVC. Power sockets. Lighting. Access door leading to the rear garden.

First Floor Accommodation First Floor Landing

Bedroom One

11' 7" x 10' 11" (3.53m x 3.33m)

Double glazed window to front aspect. Built-in wardrobe. Radiator.

Bedroom Two

9' x 7' 3" (2.74m x 2.21m)

Double glazed window to rear aspect. Radiator.

Bathroom

Obscured double glazed window to rear aspect. Suite comprising bath with shower over. Pedestal wash hand basin. Low level WC. Part tiled. Radiator.

External Features

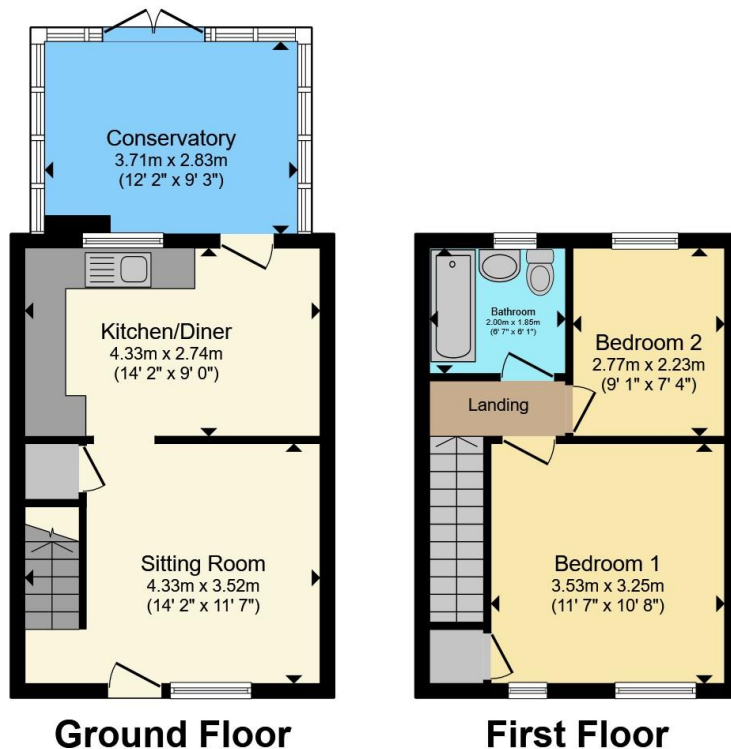
Parking

There is off road parking situated to the front of the property for two vehicles.

Rear Garden

Enclosed by wood panel fencing. Laid to lawn. Patio area. Storage shed. Rear access gate.





Total floor area 66.7 m² (718 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

Connells



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

EPC Rating: C Council Tax
Band: B

view this property online connells.co.uk/Property/SDN311800

Tenure: Freehold



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Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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Property Ref: SDN311800 - 0003