



Connells

Hawkins Street
Swindon



Property Description

NO ONWARD CHAIN! A spacious and well-arranged two double bedroom end-terrace home, ideally positioned within the established and popular Rodbourne area of Swindon, offering generous and versatile living accommodation throughout.

The property is approached via an entrance hall, setting the tone for the well-laid-out ground floor. To the front, a comfortable lounge provides a welcoming reception space, ideal for everyday living. To the rear, a separate dining room offers additional reception space, perfect for formal dining or entertaining, and features a natural open plan flow through to the kitchen, creating a sociable and functional layout ideal for modern day living. The ground floor is further enhanced by the presence of a bathroom, conveniently positioned and well-suited to the overall layout of the home.

To the first floor, the property continues to impress with two generously sized double bedrooms, both offering ample space for bedroom furnishings and providing comfortable accommodation. The layout lends itself well to a range of buyers, whether for owner occupation or investment purposes.

Externally, the property benefits from an enclosed rear garden, providing a private and secure outdoor space. The garden offers excellent scope for outdoor seating, entertaining, or low-maintenance enjoyment, with a good degree of seclusion.

Ground Floor Accommodation Entrance Hall

Double glazed door to the front aspect. Door to the lounge and dining room. Stairs rising to the first floor accommodation.

Lounge

11' x 8' 4" (3.35m x 2.54m)

Double glazed window to the front aspect. Radiator.

Dining Room

12' 3" x 11' 8" (3.73m x 3.56m)

Double glazed window to the side aspect. Under stair storage cupboard. Opening to the kitchen. Radiator.

Kitchen

12' 11" x 11' 1" MAX narrowing to 4' 11" (3.94m x 3.38m MAX narrowing to 1.50m)

Double glazed skylight. Double glazed window to the rear aspect. Double glazed door to the rear garden. Door to the bathroom. Fully fitted kitchen with a range of base and wall mounted units comprising of cupboards and drawers. Sink with drainer. Four ring gas hob. Oven. Space for fridge freezer. Space and plumbing for washing machine. Radiator.

Bathroom

Obscure double glazed window to the rear aspect. Door to the WC. Panelled bath with electric shower and pedestal wash hand basin. Partially tiled to water sensitive areas. Radiator.

First Floor Accommodation Bedroom One

12' 4" x 11' 8" (3.76m x 3.56m)

Double glazed window to the front aspect. Storage cupboard. Fire place. Radiator.

Bedroom Two

11' x 11' 8" (3.35m x 3.56m)

Double glazed window to the rear and side aspect. Storage cupboard. Fire place. Radiator.

External Features Garden

Fenced boundaries. Laid to patio. Pathway to the rear of the property. Mature shrubs and bushes.





Total floor area 72.9 m² (784 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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Unit B11 North Swindon District Centre Thamesdown Drive
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EPC Rating: C Council Tax
 Band: B

view this property online connells.co.uk/Property/SDN314862

Tenure: Freehold



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