



Connells

Bourne Road
Swindon



Property Description

Situated in the popular Moredon area of North Swindon, this extended three-bedroom semi-detached 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.

The ground floor comprises an entrance porch leading into a welcoming entrance hall, a comfortable lounge, separate dining room and a fitted kitchen. The former garage has been partially converted to provide useful utility and storage space, along with a ground floor WC, adding to the practicality of the home.

To the first floor are three well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from driveway parking, a partially converted garage and an enclosed rear garden, ideal for families or those who enjoy outdoor space.

The property is presented in good condition throughout and offers an excellent opportunity for a purchaser looking to put their own stamp on a home in a well-established residential area.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

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 x 11' 1" (3.66m MAX 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.

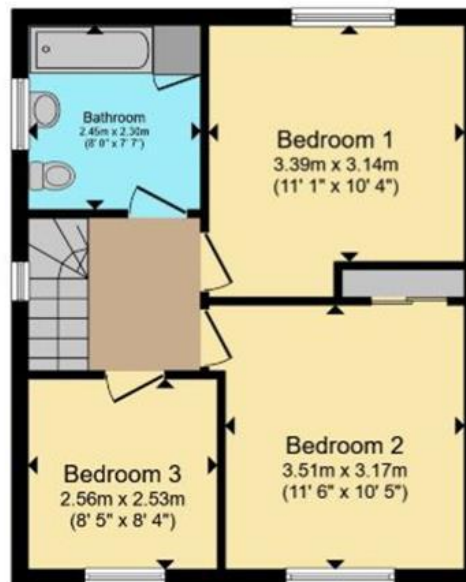
Parking

Driveway parking to the front





Ground Floor



First Floor

Total floor area 104.9 m² (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



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Unit B11 North Swindon District Centre Thamesdown Drive
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EPC Rating: D Council Tax
 Band: B

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Tenure: Freehold



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