

for sale

£325,000



## Shipton Grove Swindon SN3 1BZ

Situated in the ever-popular residential area of Old Walcot, this well-presented two-bedroom semi-detached home offers spacious and versatile accommodation, enhanced by a thoughtfully designed extension that provides additional living space for modern family life.



# Shipton Grove Swindon SN3 1BZ

## Ground Floor Accommodation

### **Entrance Hall**

Access to Sitting Room through to Kitchen / Dining Room and Conservatory, Stairs up to First Floor

### **Sitting Room**

Double Glazed Window to Front, Feature Fire Place, Under Stairs Cupboard, Radiator, Doors to Kitchen / Dining Room through to Conservatory

### **Kitchen / Dining Room**

Double Glazed Window to Side, Range of Wall and Base Units with Work Surface and Matching Up Stands Over, Tiled Splash Back, Inset Sink with Draining Board and Mixer Tap, Built in Oven with Gas Hob and Extractor Hood Over, Space and Plumbing for Dishwasher, Radiator, Opening to Conservatory

### **Conservatory**

Double Glazed French Doors & Windows to Rear Garden, Bar



## **First Floor Accommodation**

### **Bedroom 1**

Double Glazed Window to Front, Radiator

### **Bedroom 2**

Double Glazed Window to Rear, Radiator

### **Bathroom**

Obscure Double Glazed Window to Rear, Three Piece Suite Comprising of WC, Pedestal Sink and P-Shape Panel Bath with Shower and Screen Over, Tiled to Water Sensitive Areas

## **External Features**

### **Outbuilding**

Space and Plumbing for Washing Machine, Power and Light for Other Appliances

### **Rear Garden**

Enclosed Via Fence Panels, Mostly Laid to Lawn with Patio Area, Gated Access from Front of Property

### **Parking**

Driveway Parking to the Front of the Property

### **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.





Total floor area 90.0 m<sup>2</sup> (969 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](http://www.propertybox.io)

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

Property Ref: SND103350 - 0004

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C

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