

for sale

offers in excess of **£275,000**



Annapurna Swindon SN3 3GS

Located within the highly sought-after OAKFIELD DEVELOPMENT, this modern and energy-efficient THREE BEDROOM HOME offers a high standard of living in a vibrant and sustainable community. Built less than 3 years ago! **ALLOCATED PARKING**



Annapurna Swindon SN3 3GS

Ground Floor Accommodation Entrance Hall

Double glazed door to the front aspect. Access to the open plan living accommodation. Stairs rising to the first floor accommodation. Storage cupboard.

Open Plan Living Accommodation

28' x 12' 1" (8.53m x 3.68m)

Kitchen Area

Beautifully presented fully fitted kitchen built with a range of base and wall mounted units comprising of cupboards and drawers. Ample storage. Fitted with modern appliances inclusive of Induction Hob and Integrated Fridge/Freezer unit. Washing Machine ,Dishwasher and Cooker-hood located above the hob. Tiles to water sensitive areas. Sink with drainer and mixer tap.

Lounge Area

Door to the inner hall. Triple glazed window to the rear aspect. Triple glazed door to the rear garden. Television point. Telephone point. Two radiators.

Inner Hall

Door to the airing cupboard and cloakroom

First Floor Accommodation

First Floor Landing

Access to all bedrooms and family bathroom. Loft access. Radiator.

Bedroom One

13' 4" x 9' 2" (4.06m x 2.79m)

Triple glazed window to the front aspect. Radiator.



Bedroom Two

11' 2" MAX x 8' 1" MAX (3.40m MAX x 2.46m MAX)

Triple glazed window to the rear aspect. Radiator.

Bedroom Three

11' 3" x 7' (3.43m x 2.13m)

Triple glazed window to the rear aspect. Radiator.

Bathroom

Three piece suite comprising of panelled bath with mixer taps and shower over, Low Level W/C and wash hand basin. Tiling to all water sensitive areas. Heated towel rail. Extractor fan.

External Features

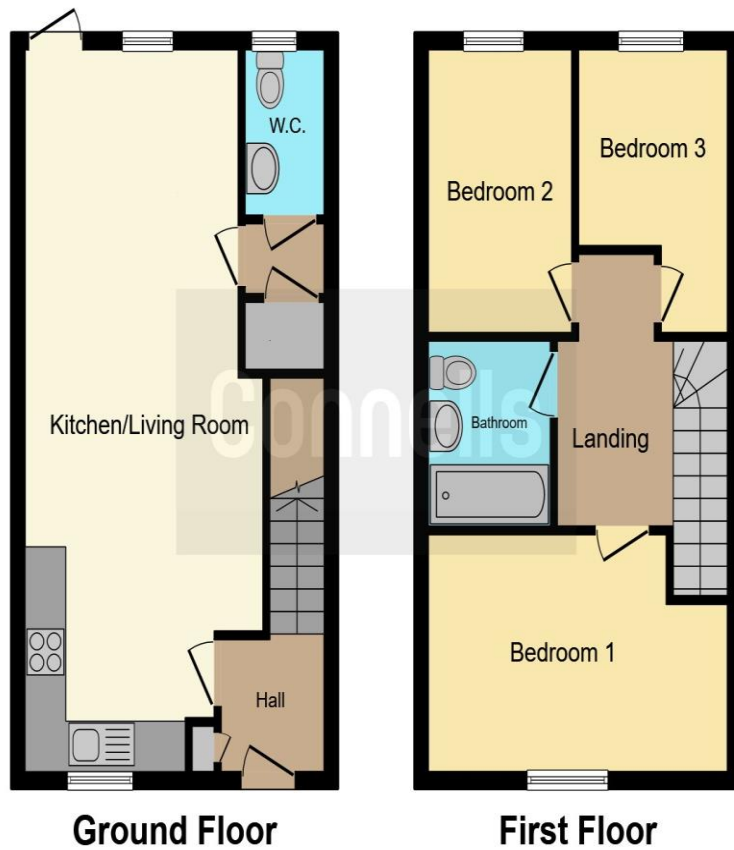
Garden

Enclosed by wooden panel fencing. Small patio area. Mainly laid to lawn. Cycle Store.

Parking

There is allocated parking with the property





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.focalagent.com

To view this property please contact Connells on

T 01793 708050
E swindonnorth@connells.co.uk

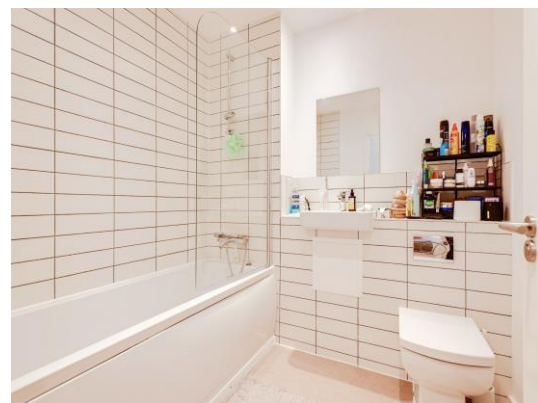
Unit B11 North Swindon District Centre Thamesdown Drive
 SWINDON SN25 4AN

Property Ref: SDN313785 - 0004

Tenure: Freehold EPC Rating: A

Council Tax Band: C

view this property online connells.co.uk/Property/SDN313785



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 www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk