

Connells

Pound Lane
Swindon

Pound Lane
Swindon SN2 1PS

for sale offers in excess of
£240,000







Property Description

NO ONWARD CHAIN! Situated in the popular Pinehurst area of Swindon, this spacious three-bedroom semi-detached home offers versatile living accommodation, excellent outdoor space, and a range of practical outbuildings ideal for modern family living. The ground floor accommodation comprises an entrance porch leading into a comfortable lounge, which opens into a separate dining area, creating a welcoming space for both everyday living and entertaining. The kitchen provides ample storage and workspace, while the conservatory offers additional reception space overlooking the rear garden. To the first floor, there are three well-proportioned bedrooms and a family bathroom. Externally, the property benefits from a low-maintenance rear garden, driveway parking and a substantial workshop. A particular feature of the home is the large lean-to with sliding garage door, providing a highly versatile space that could be used for entertaining, storage, hobbies or further workshop facilities. The property has also benefited from significant improvements, including replacement wiring and the installation of a new boiler approximately 10 years ago, offering added peace of mind for prospective purchasers.

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

Entrance Porch

Double glazed window to the front aspect. Door to the lounge.

Lounge

20' 11" x 12' (6.38m x 3.66m)

Double glazed large window to the front aspect. Double glazed door to the front. Stairs rising to the first floor accommodation. Radiator.

Dining Room

10' 4" x 8' 6" (3.15m x 2.59m)

Double glazed sliding doors to the conservatory. Opening to the kitchen.

Kitchen

10' 3" x 8' 5" (3.12m x 2.57m)

Double glazed window to the rear aspect. Double glazed door to the rear garden. Fully fitted kitchen with a range of base and wall mounted units comprising of cupboards and drawers. Sink with drainer and mixer tap. Integrated four ring induction hob, oven, fridge freezer and cooker hood. Space and plumbing for washing machine and tumble dryer. Partially tiled.

Conservatory

12' 5" x 7' 6" (3.78m x 2.29m)

Fully glazed to all areas. Door to the rear garden.

First Floor Accommodation

First Floor Landing

Double glazed window to the side aspect. Loft hatch.

Bedroom One

12' x 12' (3.66m x 3.66m)

Double glazed window to the front aspect. Radiator.

Bedroom Two

13' 5" x 8' 7" (4.09m x 2.62m)

Double glazed window to the rear aspect. Radiator.

Bedroom Three

9' x 8' 6" (2.74m x 2.59m)

Double glazed window to the front aspect. Radiator.

Bathroom

Obscure double glazed window to the rear aspect. Three piece suite comprising WC, wash hand basin with vanity and panelled bath.

External Features

Garage/Lean To

26' 2" x 25' 1" (7.98m x 7.65m)

Sliding door to the front. Door to the garage.

Garden

Fenced boundaries. Laid to stone and concrete. Mature trees. Door to the conservatory.

Garage/Workshop

Double glazed window to the front aspect. Door to the garden. Door to the lean to. Garage has been converted into a workshop.

Parking

Driveway parking

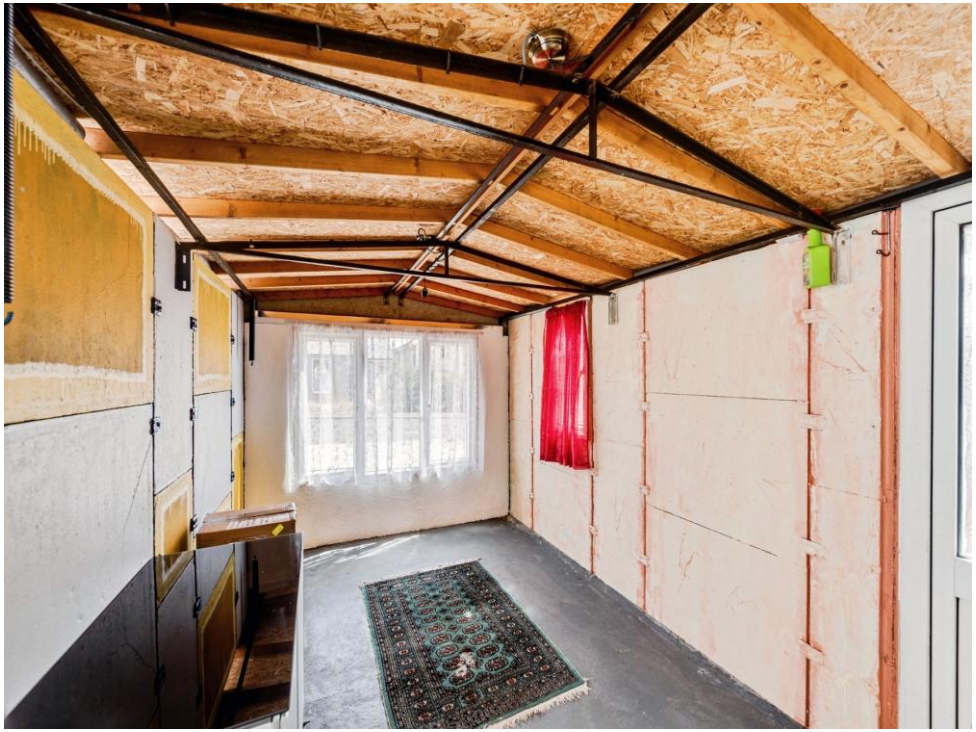






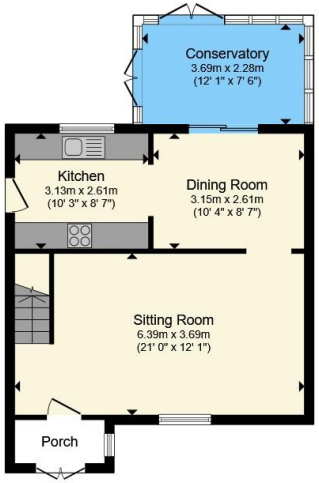




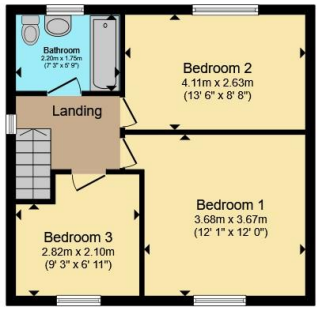




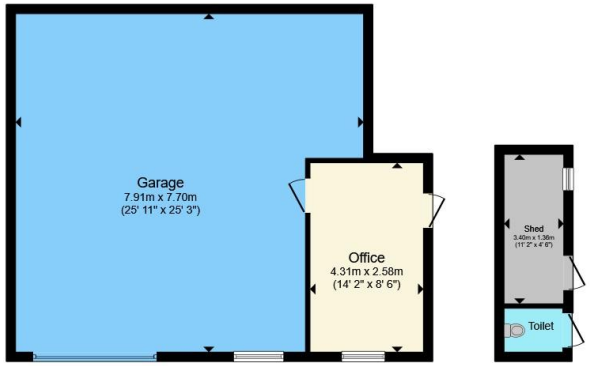




Ground Floor



First Floor



Outbuilding

Total floor area 166.5 m² (1,792 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
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EPC Rating: D

Council Tax Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/SDN315137

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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.

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