

for sale

offers in excess of **£260,000**



Little Walcot Lane SWINDON SN3 3GJ

Located within the highly sought-after OAKFIELD DEVELOPMENT, this modern and energy-efficient TWO BEDROOM END OF TERRACE home offers a high standard of living in a vibrant and sustainable community. Built less than 2 years ago!



Little Walcot Lane SWINDON SN3 3GJ

Ground Floor Accommodation

Entrance Hall

High quality NorDan front door providing immediate access to the stairs rising to the first floor accommodation and storage cupboard, with access to the open plan area on the ground floor.

Open Plan Kitchen/ Dining Area

14' 10" x 10' Max (4.52m x 3.05m Max)

Kitchen / Dining Room

High quality Scandinavian Velfac triple glazed composite window to the front aspect. 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 and Dishwasher. Cooker-hood located above the hob. Tiling to all water sensitive areas.

Open Plan Living Area

13' 3" x 9' 2" (4.04m x 2.79m)

Lounge Area

High quality Scandinavian Velfac double glazed composite to the rear aspect. Double glazed door to access the enclosed rear garden. Television Point

Cloakroom

Two piece suite comprising of Low Level W/C and wash hand basin. Tiling to water sensitive area. Airing cupboard.



First Floor Accommodation

First Floor Landing

Access to all bedrooms and family bathroom.

Bedroom Two

13' 3" x 9' 10" Max (4.04m x 3.00m Max)

High quality Scandinavian Velfac triple glazed composite to the front aspect. Loft access.

Bedroom One

13' 3" x 10' 9" (4.04m x 3.28m)

High quality Scandinavian Velfac double glazed composite to the rear aspect. Television point.

Bathroom

Three piece suite comprising of bath with mixer taps, Low Level W/C and wash hand basin. Tiling to all water sensitive areas.

External Features

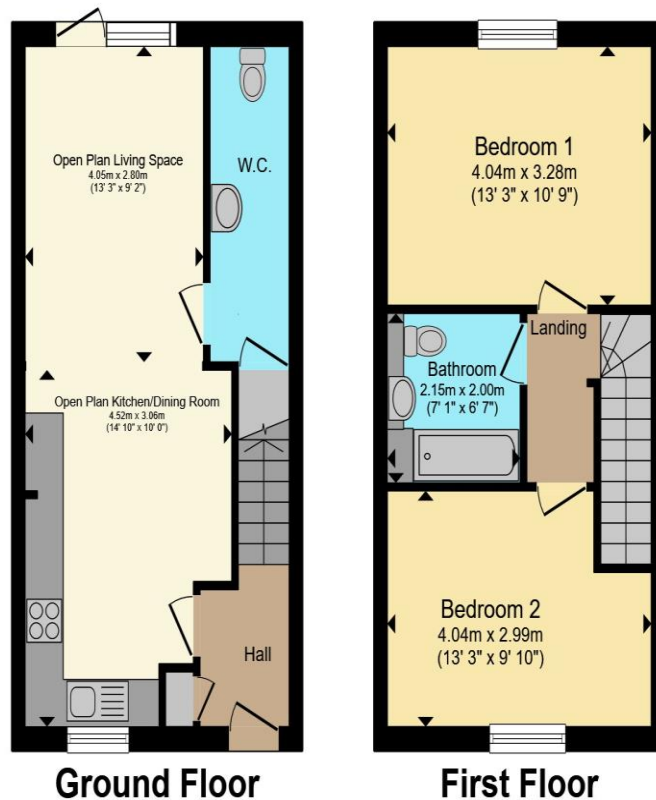
Outside

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

Parking

There is allocated parking with the property. Also additional visitors parking can be found directly opposite the property.





Total floor area 71.4 m² (769 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

To view this property please contact Connells on

T 01793 461757
E swindonoldtown@connells.co.uk

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

Property Ref: SND103087 - 0005

Tenure: Freehold EPC Rating: A

Council Tax Band: B

view this property online connells.co.uk/Property/SND103087



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 <http://www.connells.co.uk> | www.rightmove.co.uk | www.zoopla.co.uk