

Connells

The Lane
Swindon

The Lane
Swindon SN2 2JB

for sale
£230,000







Property Description

Situated within the popular area in modern North Swindon, this well-presented two double bedroom end of terrace home offers stylish and comfortable living in a sought-after residential location.

The ground floor accommodation comprises a welcoming entrance hall leading through to a bright and spacious lounge, providing an ideal setting for relaxing or entertaining. To the rear of the property is a contemporary kitchen/diner, thoughtfully designed with ample worktop and storage space, room for a dining table and chairs, and direct access to the rear garden, creating a sociable and practical living space.

To the first floor, the property benefits from two generous double bedrooms, both offering comfortable proportions and flexibility for a variety of needs. The modern family bathroom is fitted with a sleek white suite, including panelled bath with shower over, wash hand basin and WC, finished with contemporary fittings.

Externally, the home enjoys an enclosed, low-maintenance rear garden predominantly laid to decking, providing an attractive outdoor space ideal for dining, entertaining or simply unwinding. Gated rear access enhances practicality, while allocated parking offers convenient off-road parking.

Conveniently positioned within North Swindon, the property provides easy access to local schools, shops, leisure facilities and transport links, including the A419 and M4,

Ground Floor Accommodation
Entrance Hall

Double glazed door to the front aspect. Stairs rising to the first floor accommodation. Access to the lounge. Radiator.

Lounge

14' 5" x 11' 1" (4.39m x 3.38m)

Double glazed French doors to the rear garden. Opening to the kitchen. Radiator.

Kitchen/Diner

16' 2" x 7' 10" (4.93m x 2.39m)

Double glazed window to the front and side aspect. Fully fitted kitchen with a range of base and wall mounted units comprising of cupboards and drawers. Sink with drainer and mixer tap. Space and plumbing for washing machine. Integrated four ring gas hob, oven fitted in November 2024, boiler, fridge freezer and cooker hood. Partially tiled to water sensitive areas.

First Floor Accommodation
First Floor Landing

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

Bedroom One

14' 4" x 10' 11" (4.37m x 3.33m)

Double glazed window to the rear aspect. Radiator.

Bedroom Two

12' 2" x 9' 11" (3.71m x 3.02m)

Two double glazed window to the front aspect. Storage cupboard. Built-in-wardrobe. Radiator.

Bathroom

Obscure double glazed window to the side aspect. Three piece suite comprising of Low Level WC, wash hand basin with vanity unit and panelled bath with shower over. Heated towel rail. Partially tiled to water sensitive areas.

External Features
Garden
Fenced boundaries. Laid to decking. Shed.

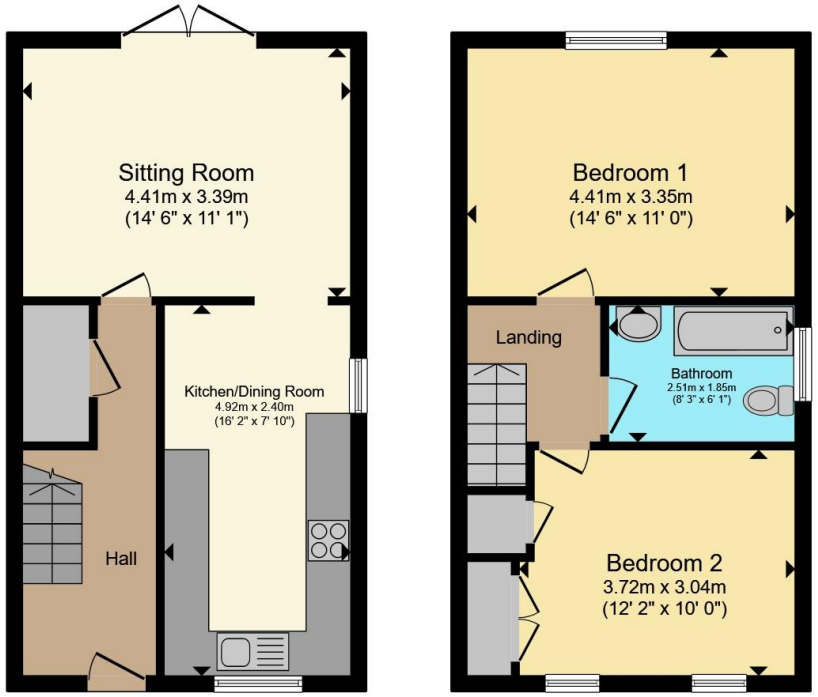
Parking
There is allocated parking for one vehicles

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 **First Floor**





Total floor area 74.4 m² (801 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
SWINDON SN25 4AN

EPC Rating: C

Council Tax Band: C

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Tenure: Freehold

The Property Ombudsman

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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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