



Connells

Abbey View Road
Swindon



Property Description

Situated in the popular Moredon area of North Swindon and enjoying an attractive outlook over greenery to the front, this three-bedroom family home offers well-proportioned accommodation throughout and represents an excellent opportunity for a range of buyers.

The ground floor comprises an entrance hall, a spacious lounge/diner providing ample room for both relaxation and dining, a fitted kitchen, and a useful utility room offering additional storage and practicality.

To the first floor, there are two generous double bedrooms, a further single bedroom, a family bathroom and a separate WC.

Externally, the property benefits from an enclosed rear garden, providing a private outdoor space suitable for family enjoyment, entertaining or gardening.

Further benefits include its pleasant position overlooking open greenery to the front and convenient access to local amenities, schools, transport links and North Swindon's wider facilities.

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 Hall

Double glazed door to the front aspect. Opening to the kitchen. Stairs rising to the first floor accommodation. Radiator.

Lounge/Diner

18' 3" x 14' 1" (5.56m x 4.29m)

Double glazed window to the front. Double glazed sliding doors to the rear garden. Electric fire with surround. Television point. Telephone point. Two radiator.

Kitchen

9' 10" x 8' 10" (3.00m x 2.69m)

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. One and a half sink with drainer and mixer tap. Integrated cooker hood. Space for cooker and fridge freezer.

Utility Room

8' 5" x 6' 10" (2.57m x 2.08m)

Double glazed window to the front aspect. Space and plumbing for washing machine and dishwasher. Work top.

First Floor Accommodation First Floor Landing

Double glazed window to the rear aspect. Access to all bedrooms and family bathroom.

Bedroom One

11' 4" x 10' 1" Excluding Door (3.45m x 3.07m Excluding Door)

Double glazed window to the front aspect. Loft access. Radiator.

Bedroom Two

12' 4" x 9' 9" (3.76m x 2.97m)

Double glazed window to the front aspect. Built-in-wardrobes. Boiler. Radiator.

Bedroom Three

8' 2" x 7' 11" (2.49m x 2.41m)

Double glazed window to the rear aspect.
Built-in-wardrobes. Radiator.

Bathroom

Obscure double glazed window to the rear aspect. Three piece suite comprising of panelled bath with shower over and wash hand basin. Fully tiled to all areas.

Wc

Obscure double glazed window to the rear aspect. WC. Fully tiled.

External Features

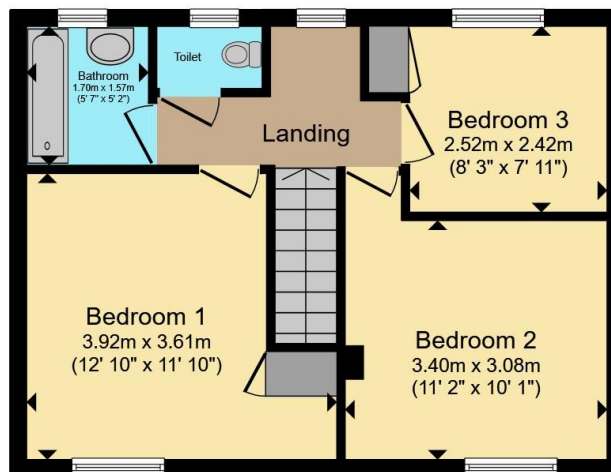
Garden

Fenced boundaries. Laid to stone and lawn.
Patio area. Shed.





Ground Floor

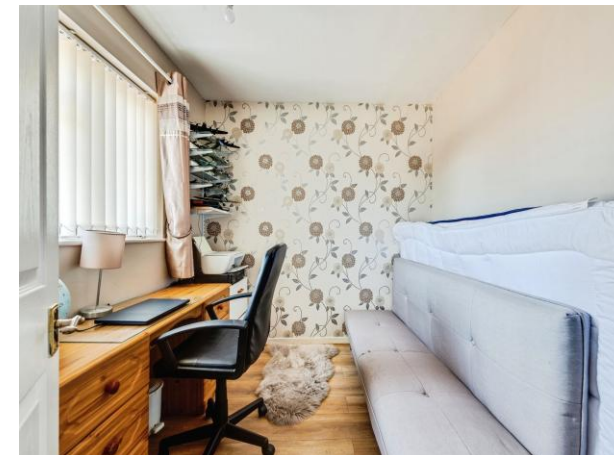


First Floor

Total floor area 83.2 m² (896 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: F Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/SDN315017



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