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for sale

offers in excess of **£310,000**



Shipton Grove Swindon SN3 1BZ

Situated in the ever-popular residential area of Old Walcot, this well-presented two-bedroom semi-detached home offers spacious and versatile accommodation, enhanced by a thoughtfully designed extension that provides additional living space for modern family life.



Shipton Grove Swindon SN3 1BZ

Ground Floor Accommodation

Entrance Hall

Access to Sitting Room through to Kitchen / Dining Room and Conservatory, Stairs up to First Floor

Sitting Room

Double Glazed Window to Front, Feature Fire Place, Under Stairs Cupboard, Radiator, Doors to Kitchen / Dining Room through to Conservatory

Kitchen / Dining Room

Double Glazed Window to Side, Range of Wall and Base Units with Work Surface and Matching Up Stands Over, Tiled Splash Back, Inset Sink with Draining Board and Mixer Tap, Built in Oven with Gas Hob and Extractor Hood Over, Space and Plumbing for Dishwasher, Radiator, Opening to Conservatory

Conservatory

Double Glazed French Doors & Windows to Rear Garden, Bar

First Floor Accommodation

Bedroom 1

Double Glazed Window to Front, Radiator

Bedroom 2







Double Glazed Window to Rear, Radiator

Bathroom

Obscure Double Glazed Window to Rear, Three Piece Suite Comprising of WC, Pedestal Sink and P-Shape Panel Bath with Shower and Screen Over, Tiled to Water Sensitive Areas

External Features

Outbuilding

Space and Plumbing for Washing Machine, Power and Light for Other Appliances

Rear Garden

Enclosed Via Fence Panels, Mostly Laid to Lawn with Patio Area, Gated Access from Front of Property

Parking

Driveway Parking to the Front of the Property

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.





Total floor area 90.0 m² (969 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

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To view this property please contact Connells on

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

Property Ref: SND103350 - 0010

Tenure:Freehold EPC Rating: D

Council Tax Band: C

view this property online
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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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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