

Connells

Selling your home with us!

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Directions
6. Property Images
7. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

○ Price

£340,000

Tenure: Freehold

○ Key Features

- > Energy Rating: Awaited
- > Three Bedroom Mid Terrace House
- > Garage and Driveway Parking
- > Landscaped Garden
- > Modern Kitchen / Bathroom
- > Good Size Bedrooms
- > Viewing Highly Recommended!

○ Short Description

Located in the popular and modern development of Celsus Grove, Swindon, this well-presented three-bedroom terraced home offers spacious and practical living, ideal for families, first-time buyers or investors alike. Viewing is highly recommended for this delightful property.

○ Long Description

Located in the popular and modern development of Celsus Grove, Swindon, this well-presented three-bedroom terraced home offers spacious and practical living, ideal for families, first-time buyers or investors alike. Situated within easy reach of local amenities, schools, and transport links, this property combines modern living with a highly convenient location.

The property itself comprises of a welcoming entrance hall leading, a bright and spacious living area, a modern fitted kitchen/dining room, three well-proportioned bedrooms, including a generous principal bedroom, alongside a contemporary family bathroom finished to a good standard. Externally, the home benefits from a private rear garden, a garage and allocated parking, providing convenient and secure off-road parking.

Viewing is highly recommended!

○ Room Description

Study

12' x 7' 5" (3.66m x 2.26m)

Kitchen/ Dining Room

14' 5" x 8' 11" (4.39m x 2.72m)

Conservatory

9' 10" x 9' 9" (3.00m x 2.97m)

Sitting Room

14' 6" x 11' 3" (4.42m x 3.43m)

Bedroom 1

14' 5" x 11' 3" (4.39m x 3.43m)

Bedroom 2

14' 5" x 8' 11" (4.39m x 2.72m)

Bedroom 3

14' 6" x 8' 10" (4.42m x 2.69m)

Garage

17' 9" x 8' 5" (5.41m x 2.57m)

○ Property Images



○ Property Images



○ Property Images



○ Floor Plan



Total floor area 142.3 m² (1,532 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



○ Approval

Signature

Date

	Signature	Date
Brandon Waite		
Mr & Mrs G.&.M. Siarey		

