

Connells

Purton Road
Swindon

Purton Road
Swindon SN2 2LT

for sale offers in excess of
£260,000







Property Description

Beautifully presented throughout and ready to move straight into, this attractive three-bedroom home offers the perfect blend of modern living and practical family space. Boasting well-proportioned accommodation across two floors

Upon entering, you are welcomed by a bright entrance hall leading to a spacious lounge, providing a fantastic space to relax and unwind. The separate dining room offers the perfect setting for family meals and entertaining guests, while the contemporary fitted kitchen enjoys ample storage and workspace. To the first floor, the property features three well-sized bedrooms, including a generous principal bedroom, alongside a stylish family bathroom finished to a modern standard. Externally, the home continues to impress with a well-sized rear garden, offering plenty of space for outdoor entertaining, children's play areas, or simply enjoying the warmer months. The property combines comfortable living with modern decor throughout, creating a home that is both inviting and practical.

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 Porch

Double glazed window to the front and side aspect. Double glazed door to the front aspect. Door to the entrance hall.

Entrance Hall

Door to the entrance porch. Stairs rising to the first-floor accommodation. Door to the kitchen and lounge. Radiator.

Lounge

13' 3" x 12' 8" (4.04m x 3.86m)

Double glazed window to the front aspect. Opening to the dining room. Brick built fire surround with wood burner. Television point. Radiator.

Dining Room

10' 2" x 9' (3.10m x 2.74m)

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

Kitchen

10' 2" x 9' 8" (3.10m x 2.95m)

Double glazed window to the rear aspect. Double glazed door to the side aspect. Fully fitted kitchen with a range of base and wall modern units comprising of cupboards and drawers. One and a half sink with drainer and mixer tap. Integrated oven, four ring hob and cooker hood. Space for washing machine. Partially tiled to water sensitive areas. Under stair storage cupboard.

First Floor Accommodation
First Floor Landing

Obscure double-glazed window to the side aspect. Access to all bedrooms and family bathroom.

Bedroom One

12' 1" MAX x 11' 3" MAX (3.68m MAX x 3.43m MAX)

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

Bedroom Two
11' 6" x 10' 5" (3.51m x 3.17m)
Double glazed window to the front aspect. Built-in-storage cupboard. Radiator.

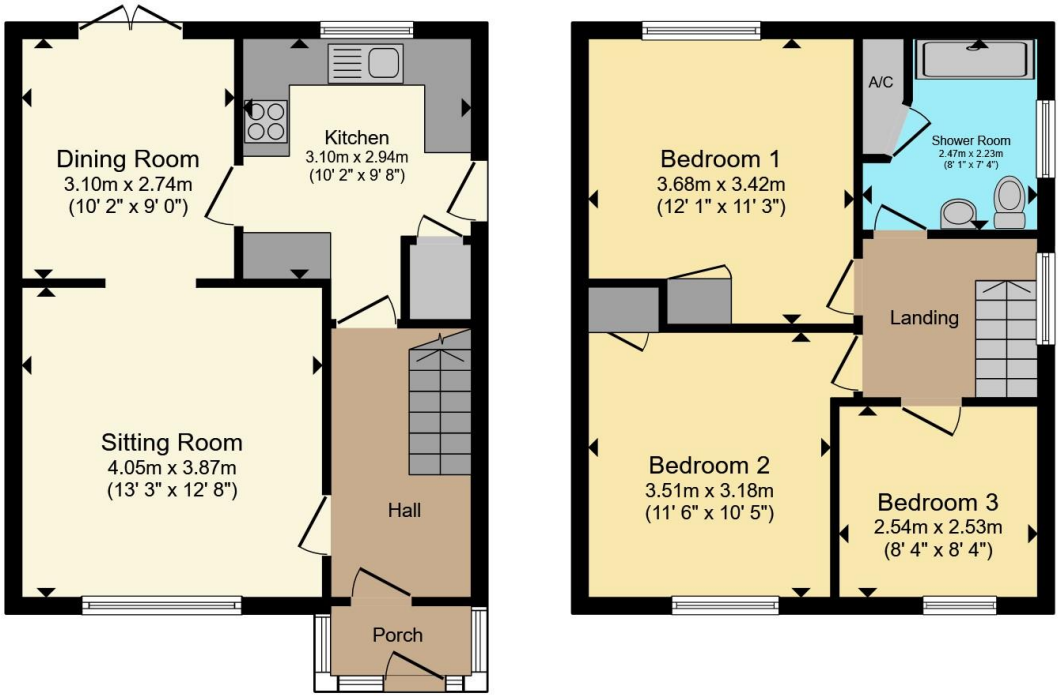
Bedroom Three
8' 4" x 8' 4" (2.54m x 2.54m)
Double glazed window to the front aspect. Radiator.

Bathroom
Obscure double-glazed window to the side aspect. Three-piece suite comprising of Low-Level WC, wash hand basin with vanity and walk-in-shower. Fully tiled to water sensitive areas.

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







Ground Floor **First Floor**





Total floor area 85.0 m² (915 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 708050
E swindonnorth@connells.co.uk

Unit B11 North Swindon District Centre Thamesdown Drive
SWINDON SN25 4AN

EPC Rating: F

Council Tax Band: B

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Tenure: Freehold

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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.