

for sale

offers over **£270,000**



## Ecklington Swindon SN3 3TJ

This Semi-Detached Three Bedroom Family Home is Situated in the Popular Area of Eldene within Swindon, Close to the M4 J15 and A419 making it an Ideal Location to Commute From.

Briefly Comprises of 2 Reception Rooms, Kitchen, Utility Room, 3 Double Bedrooms, Family Bathroom, Garden, Garage & Drive



# Ecklington Swindon SN3 3TJ

## Ground Floor Accommodation

### Lounge

12' 8" x 10' 1" ( 3.86m x 3.07m )  
Window to Front, Feature Fire Place

### Dining Room

8' 2" x 10' 1" ( 2.49m x 3.07m )  
Window to Rear, French Door to Rear

### Kitchen

9' x 10' 3" ( 2.74m x 3.12m )  
Window to Rear, Door to Side, Range of Wall & Base Units, Stainless Steel Single Sink, Space for Oven with Extractor Fan Over, Integrated Fridge / Freezer

### Utility Room

Window to Side



## First Floor Accommodation

### **Bedroom One**

11' 6" x 10' 1" ( 3.51m x 3.07m )  
Window to Front

### **Bedroom Two**

9' 7" x 10' 1" ( 2.92m x 3.07m )  
Window to Rear

### **Bedroom Three**

8' 4" x 10' 3" ( 2.54m x 3.12m )  
Window to Rear

## Outside

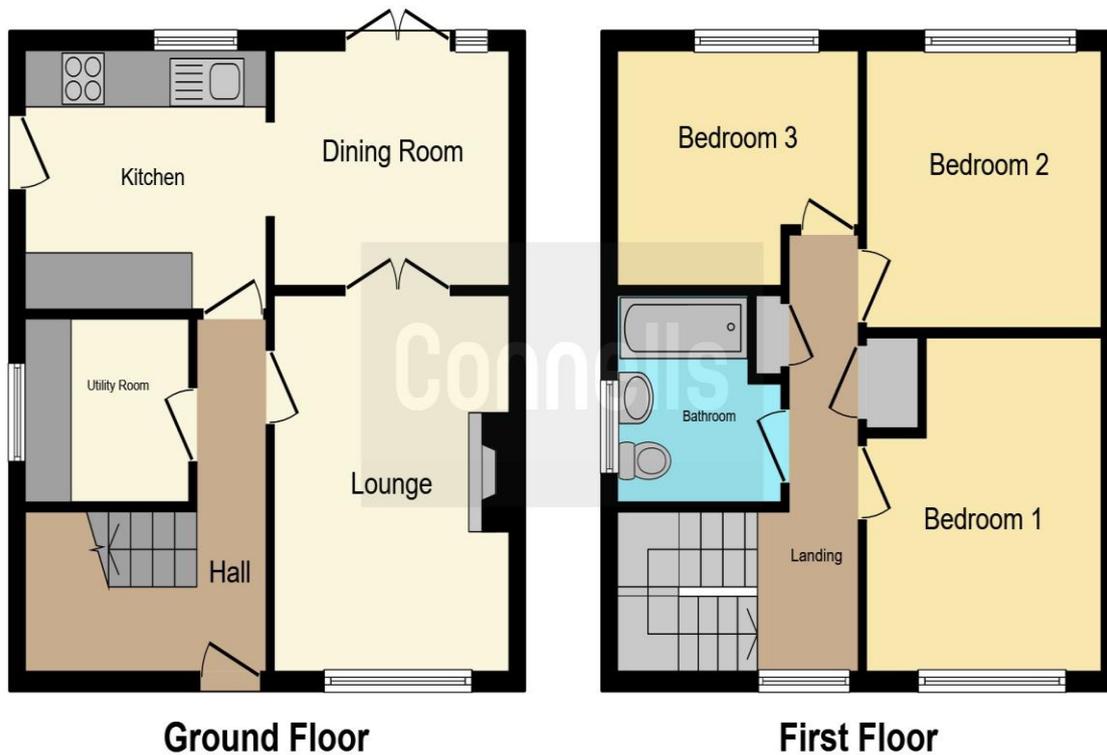
### **Rear Garden**

Laid to Patio with Feature Brick Built Barbeque and Large Lawn Area

### **Parking**

Garage and Driveway to Rear of the Property





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 01793 461757**  
**E [swindonoldtown@connells.co.uk](mailto:swindonoldtown@connells.co.uk)**

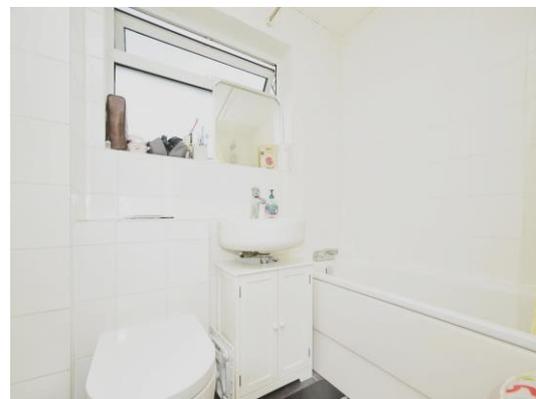
3-5 Victoria House, Albert St  
 SWINDON SN1 3BG

Property Ref: SND102571 - 0015

Tenure:Freehold EPC Rating: D

Council Tax Band: C

**view this property online [connells.co.uk/Property/SND102571](http://connells.co.uk/Property/SND102571)**



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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at <http://www.connells.co.uk> | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)