

for sale

offers in excess of **£220,000**



Rayfield Grove Swindon SN2 1HD

Viewing is Highly Recommended for this beautifully presented two-bedroom mid-terraced home, ideally situated on the popular Rayfield Grove. This modern property offers stylish décor throughout and is perfect for first-time buyers, small families, or investors alike.



Rayfield Grove Swindon SN2 1HD

Ground Floor Accommodation

Entrance Hall

Access to Sitting Room, Dining Room through to Kitchen, Utility Room and Bathroom, Stairs up to First Floor, Radiator, Hard Wired Smoke Alarm

Sitting Room

Double Glazed Bay Window to Front, Feature Fire Place, Radiator

Dining Room

Double Glazed Window to Rear, Under Stairs Cupboard, Radiator, Door to Kitchen through to Utility Room and Bathroom,

Kitchen

Double Glazed Window to Side, Range of Modern Wall and Base Units with Work Surface Over, Inset Stainless Steel Sink with Draining Board and Mixer Taps, Tiled Splash Back, Built In Oven with Electric Hob and Extractor Hood Over, Space and Plumbing for Washing Machine, Tiled Floor, Radiator, Door to Utility Room / Bathroom

Utility Room

Space for Appliances, Door to Rear Garden

Bathroom

Obscure Double Glazed Window to Rear, Three Piece Suite comprising of WC, Pedestal Sink and Panel Bath with Shower Over, Tiled to Water Sensitive Areas, Radiator



First Floor Accommodation

Landing

Hard Wired Smoke Alarm

Bedroom 1

Double Glazed Window to Rear, Radiator

Bedroom 2

2 x Double Glazed Windows to Front, Storage Cupboard, Radiator

External Features

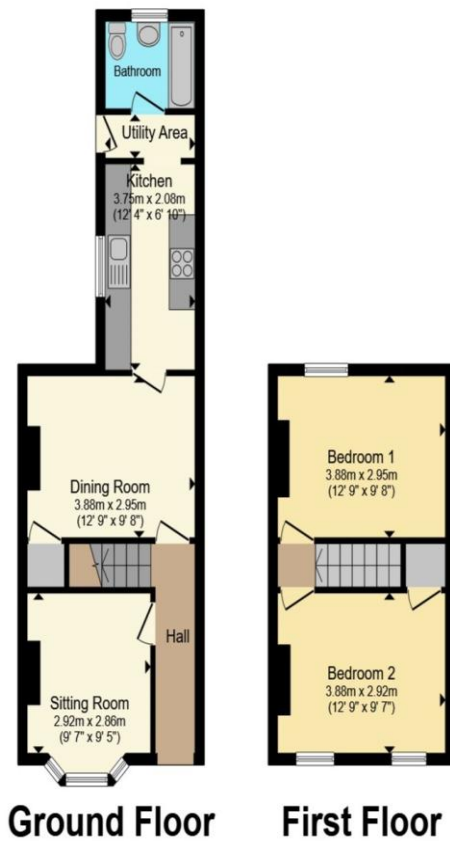
Rear Garden

Mostly Laid to Lawn with Patio Area, Enclosed by Fence Panels with Rear Gate Access

Parking

Parking Space to the Rear of the Property





Ground Floor

First Floor

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



To view this property please contact Connells on

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

Property Ref: SND103148 - 0009

Tenure:Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

view this property online
connells.co.uk/Property/SND103148

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 1907. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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.

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