



**Connells**

Ramsbury Avenue  
Swindon



### Property Description

Situated in the heart of Swindon, this spacious three-bedroom home offers versatile accommodation throughout. Ideally positioned within easy reach of local amenities, reputable schools, transport links, and Swindon town centre, the property combines convenience with comfortable family living. The ground floor welcomes you with an entrance hall providing access to the two reception rooms. To the front of the property is a useful study, ideal for those working from home or requiring a playroom or hobby space. The generous lounge offers a bright and comfortable setting for everyday living and entertaining, while the well-appointed kitchen provides ample storage and workspace, with room for modern appliances and direct access to the rear garden. On the first floor, the property offers three well-proportioned bedrooms, each providing comfortable accommodation with space for a range of furniture. The family bathroom is complemented by a separate WC, adding practicality for busy households. Externally, the property benefits from a beautifully maintained rear garden arranged over two tiers. The lower level provides an ideal space for outdoor dining and entertaining, while the upper tier offers additional garden space, perfect for children to play, gardening enthusiasts, or simply enjoying the outdoors in a private setting. The garden has been thoughtfully cared for and provides an attractive extension of the living accommodation.

### Ground Floor Accommodation Entrance Hall

Double glazed door to the front aspect. Access to the kitchen, study and lounge diner. Stairs rising to the first floor accommodation. Radiator.

### Study

9' 1" x 6' 11" ( 2.77m x 2.11m )  
Double glazed window to the front aspect. Radiator.

### Lounge

16' 4" MAX x 14' 2" MAX ( 4.98m MAX x 4.32m MAX )  
Double glazed bay window to the front aspect. Double glazed French doors to the rear garden. Access to kitchen. Radiator.

### Kitchen

9' 10" x 9' ( 3.00m x 2.74m )  
Double glazed window to the rear aspect. Fitted kitchen with a range of base and wall mounted units comprising of cupboards and drawers. Sink with drainer. Space for cooker. pace and plumbing for washing machine. Space for fridge freezer.

### First Floor Accommodation First Floor Landing

Access to all bedrooms, WC and bathroom.

### Bedroom One

12' 5" x 9' 10" ( 3.78m x 3.00m )  
Double glazed window to the front aspect. Built-in-wardrobe. Radiator.

### Bedroom Two

11' 3" x 10' 1" ( 3.43m x 3.07m )  
Double glazed window to the front aspect. Radiator.

### Bedroom Three

8' 3" x 8' ( 2.51m x 2.44m )  
Double glazed window to the rear aspect. Built-in-storage cupboard. Radiator.

### **Bathroom**

Obscure double glazed window to the rear aspect. Panelled bath with shower over and Low Level WC.

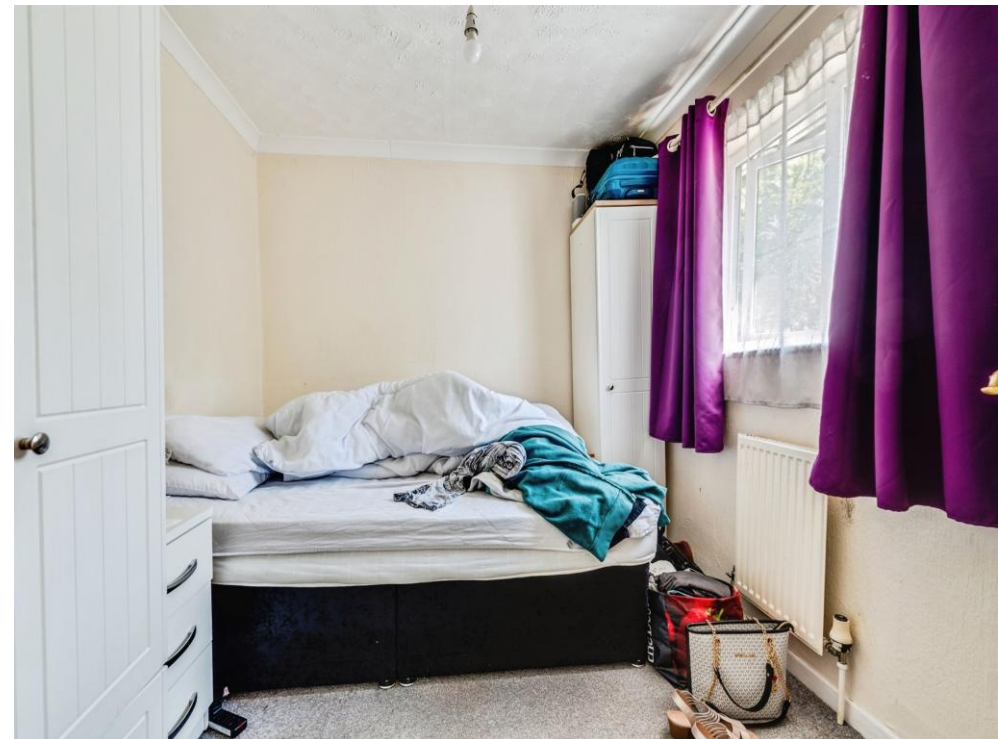
### **Wc**

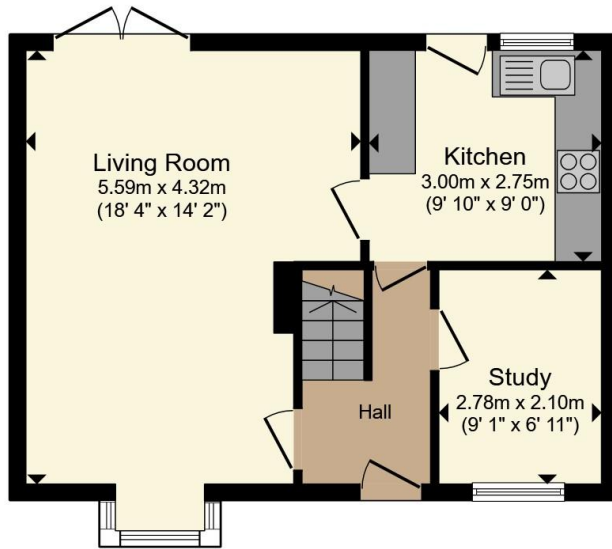
Obscure double glazed window to the rear aspect. WC and wash hand basin.

### **External Features**

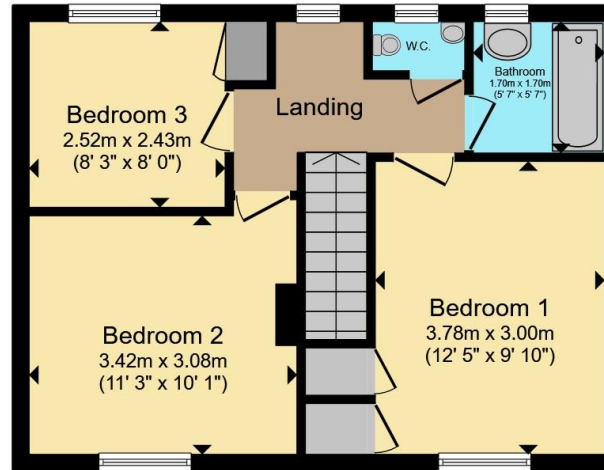
#### **Garden**

Fenced boundaries. Laid to patio. Steps to the lawn area.





**Ground Floor**



**First Floor**

Total floor area 83.6 m<sup>2</sup> (900 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](http://www.propertybox.io)



To view this property please contact Connells on

**T 01793 708050**  
**E [swindonnorth@connells.co.uk](mailto:swindonnorth@connells.co.uk)**

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

EPC Rating: C Council Tax  
Band: A

**view this property online [connells.co.uk/Property/SDN314393](http://connells.co.uk/Property/SDN314393)**

Tenure: Freehold



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 [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: SDN314393 - 0002