





Property Description

Situated on the ever-popular Elgin Drive, this well-proportioned two double bedroom semi-detached home offers a fantastic layout combined with practical living spaces and attractive outdoor areas.

The ground floor welcomes you with a useful entrance porch leading into a spacious hallway, setting the tone for the accommodation throughout. The lounge provides a comfortable and inviting space to relax, whilst a separate dining room to the rear offers an ideal setting for entertaining or family meals. The kitchen is well arranged with a range of units, creating an efficient and functional workspace. Completing the ground floor is a convenient shower room/utility.

To the first floor, the property continues to impress with two generous double bedrooms, both offering excellent space and natural light. A well-appointed family bathroom serves the first floor accommodation.

Externally, the property benefits from a well-maintained and enclosed rear garden, providing a private outdoor space ideal for relaxing or entertaining. To the front, driveway parking offers added convenience for day-to-day living.

Located within easy reach of local amenities, schooling and transport links, this property presents a great opportunity for a range of buyers and is one not to be missed.

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 aspect. Double glazed door to the front aspect. Door

to the entrance hall.

Entrance Hall

Door to the porch. Stairs rising to the first floor accommodation. Under stair storage cupboard. Door to the dining room and shower room. Radiator.

Lounge

10' 2" MAX x 9' 9" (3.10m MAX x 2.97m)

Double glazed bay window to the front aspect. Radiator.

Dining Room

10' 2" x 9' 10" (3.10m x 3.00m)

Sliding doors to the kitchen. Door to the entrance hall. Opening to the lounge. Electric heater.

Kitchen

12' x 8' 7" (3.66m x 2.62m)

Double glazed window to the side aspect. Double glazed French doors to the rear garden. Fully fitted kitchen with a range of base units comprising of cupboards and drawers. One and a half sink with drainer and mixer tap. Integrated oven, four ring hob, microwave and cooker hood. Space for under counter fridge. Partially tiled to water sensitive areas.

Shower Room/Utility

Obscure double glazed window to the rear aspect. Three piece suite comprising of WC, Shower and wash hand basin with vanity. Space for washing machine and tumble dryer. Heated towel rail.

First Floor Accommodation

First Floor Landing

Access to all bedrooms and family bathroom.
Double glazed window to the side aspect.

Bedroom One

15' 8" MAX narrowing to 9' 2" x 9' 10" (4.78m
MAX narrowing to 2.79m x 3.00m)
Double glazed window to the front aspect.
Circle window to the front. Radiator.

Bedroom Two

10' 3" MAX narrowing to 8' 3" x 9' 10" (3.12m
MAX narrowing to 2.51m x 3.00m)
Double glazed window to the rear aspect.
Built-in-double wardrobe. Radiator.

Bathroom

Obscure double glazed window to the rear
aspect. Three piece suite comprising of Low
Level WC, wash hand basin with vanity and
panelled bath with shower over. Fully tiled.
Radiator.

External Features

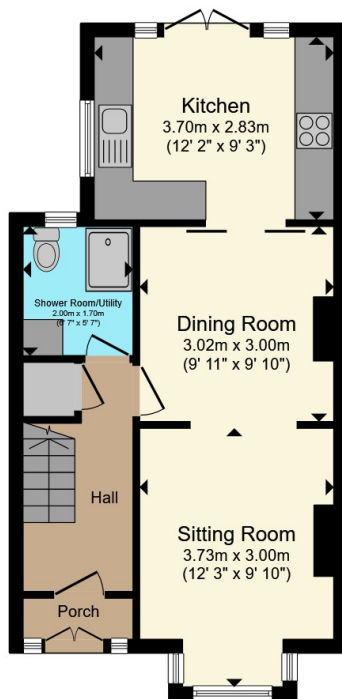
Garden

Fenced boundaries. Laid to decking, patio
and lawn. Mature shrubs and bushes

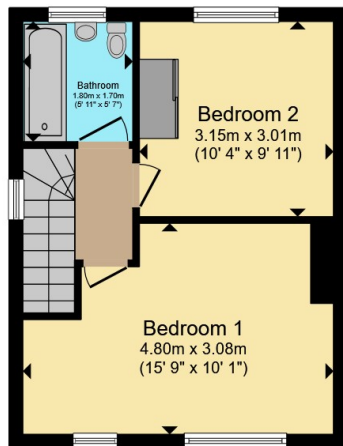
Parking

Driveway parking to the front of the property





Ground Floor



First Floor

Total floor area 73.3 m² (789 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

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Unit B11 North Swindon District Centre Thamesdown Drive
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EPC Rating: D Council Tax
Band: C

view this property online connells.co.uk/Property/SDN314910

Tenure: Freehold



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