



Connells

Melrose Close
Westlea Swindon

Melrose Close Westlea Swindon SN5 7ED

for sale guide price
£170,000



Property Description

Positioned on Melrose Close, this two-bedroom end-of-terrace property arrives to the market with NO ONWARD CHAIN and a complete refresh already taken care of. With recent redecoration throughout and a newly installed contemporary bathroom, the home offers a clean, modern starting point without the need for immediate updates.

The layout is practical and well-balanced. A naturally bright lounge sits at the front of the property, offering a comfortable living space with a simple, uncluttered feel. To the rear, the kitchen/dining room stretches the full depth of the home, designed as a functional everyday space with dual aspects allowing light to pass through. Fitted units, integrated cooking appliances, and space for additional white goods are all in place, alongside useful under-stairs storage and direct garden access.

Upstairs, the property continues its straightforward, updated feel. There are two bedrooms — a well-sized main double with built-in storage, and a second room suitable for a range of uses — alongside a freshly finished bathroom with a modern, neutral design.

Outside, the property offers more than you might expect. In addition to off-road parking, there is a single garage set in a nearby block, providing secure storage or additional parking — a feature that's increasingly valuable. The rear garden is enclosed and laid mainly to lawn, offering a low-maintenance outdoor space with side access.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, Iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the

purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with Iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Ground Accommodation

Floor

Lounge

14' 2" x 11' 6" (4.32m x 3.51m)
Double glazed door to the front aspect.
Double glazed door to the front aspect.
Stairs rising to the first floor accommodation. Access to the kitchen. Television point. Radiator.

Kitchen Diner

18' 10" x 14' 2" (5.74m x 4.32m)

Double glazed door to the rear aspect. Double glazed door to the rear garden. Under stair storage cupboard. Fully fitted kitchen with a range of base and wall mounted units comprising of cupboards and drawers. Sink with drainer Space for cooker and fridge freezer. Space and plumbing for washing machine. Cooker hood. Radiator.

First Floor Accommodation

First Floor Landing

Access to the two bedrooms and family bathroom

Bedroom One

11' 6" x 10' 11" (3.51m x 3.33m)

Two double glazed window to the front aspect. Airing cupboard with boiler. Radiator.

Bedroom Two

9' x 7' 4" (2.74m x 2.24m)

Double glazed window to the rear aspect. 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 to water sensitive areas. Heated towel rail.

External Features

Garden

Fenced boundaries. Laid to lawn and patio.

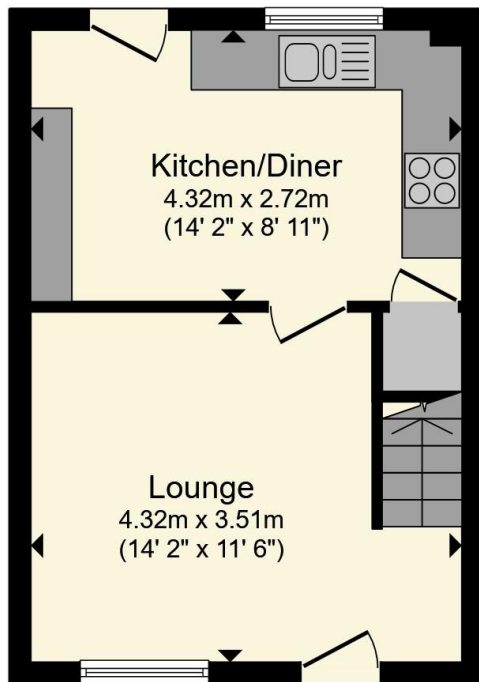
Parking

Driveway parking

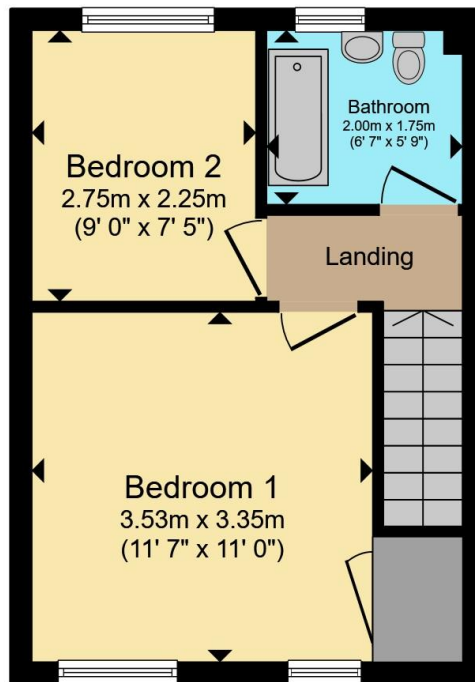
Garage

Up and over door to the front. Located in a combined block.





Ground Floor



First Floor

Total floor area 54.7 m² (589 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



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

EPC Rating: C Council Tax
Band: B

Tenure: Freehold

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Property Ref: SDN315157 - 0002