



Connells

Drew Street
Swindon



Property Description

NO ONWARD CHAIN! Situated in the popular Rodbourne area of Swindon, this well-proportioned three-bedroom semi-detached home offers versatile living accommodation, driveway parking and a garage, making it an ideal choice for families and first-time buyers alike.

The ground floor comprises an inviting entrance hall leading to a fitted kitchen and two reception rooms. The spacious lounge provides a comfortable setting for everyday living, while the bright sun room offers additional reception space with views over the rear garden, perfect for relaxing or entertaining.

To the first floor are two generous double bedrooms, a further single bedroom and a family bathroom, providing ample accommodation for growing families or those requiring a home office.

Externally, the property benefits from driveway parking and a garage, offering excellent storage and parking solutions. To the rear is a low-maintenance enclosed garden, providing a private outdoor space ideal for enjoying the warmer months.

Conveniently located close to local amenities, schools and transport links, this attractive home offers both comfort and practicality in a well-established residential location.

Agent Note:

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.

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 Hall

Double glazed door to the side aspect. Door to the kitchen and lounge. Stairs rising to the first floor accommodation. Storage cupboard.

Kitchen

10' 7" x 7' 2" (3.23m x 2.18m)

Double glazed window to the front and side aspect. Fully fitted kitchen with a range of base and wall mounted units comprising of cupboards and drawers. One and a half sink with drainer and mixer tap. The washing machine and cooker will be included within the sale. Integrated boiler and cooker hood.

Lounge

17' 2" x 16' 8" (5.23m x 5.08m)

Double glazed window to the rear aspect. Double glazed sliding doors to the sun room. Under stair storage cupboard. Television point. Telephone point. Two radiators.

Sun Room

13' 4" x 9' 4" (4.06m x 2.84m)

Double glazed window to the rear and side aspect. Double doors to the rear garden. Television point.

First Floor Accommodation

First Floor Landing

Access to all bedrooms and family bathroom, Loft access. Airing cupboard.

Bedroom One

16' 7" x 10' 8" (5.05m x 3.25m)

Two double glazed windows to the front aspect. Three built-in-wardrobes. Two radiators.

Bedroom Two

9' 5" narrowing to x 8' 9" (2.87m narrowing to x 2.67m)

Double glazed window to the rear aspect. Radiator.

Bedroom Three

10' 11" x 6' 11" (3.33m x 2.11m)

Double glazed window to the rear aspect. Radiator.

Bathroom

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

External Features

Garden

Fenced and walled boundaries. Opening to the front of the property. Gate to the rear of the property. Laid to patio and stone.

Parking

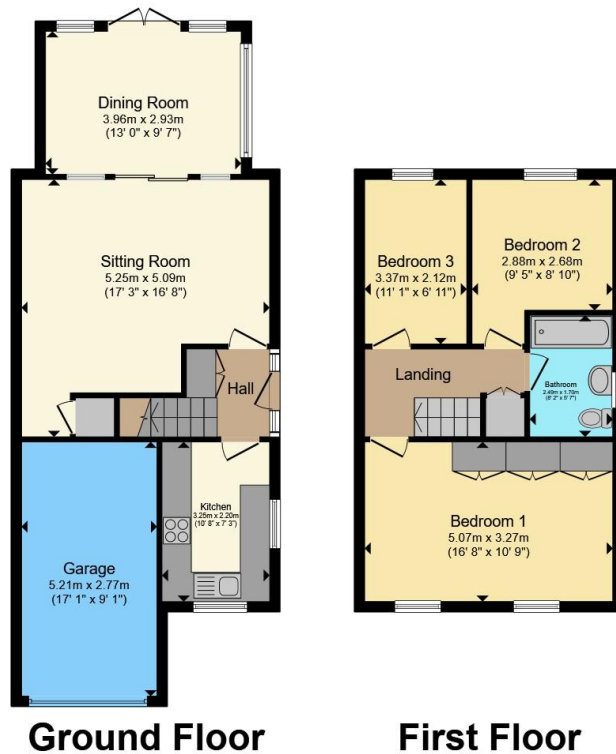
Driveway parking to the front of the property

Garage

17' 1" x 9' 1" (5.21m x 2.77m)

Up and over door.





Total floor area 105.1 m² (1,131 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
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EPC Rating: Council Tax
 Awaited Band: C

view this property online connells.co.uk/Property/SDN315123

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.

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