

for sale

offers in excess of **£375,000**



Nyland Road Swindon SN3 3RJ

Situated on the sought-after Nyland Road, this immaculate extended three-bedroom semi-detached home offers generous and versatile living accommodation throughout. A superb home ready to move straight into, early viewing is highly recommended!



Nyland Road Swindon SN3 3RJ

Ground Floor Accommodation

Entrance Porch

Internal door to property, storage cupboards, radiator

Living Room

Double glazed window to front, Featured media wall with electric fire and cupboard, opening to kitchen / dining room, radiator, stairs up to first floor

Kitchen / Dining Room

Double glazed window to rear garden, double glazed patio doors to conservatory, door to utility room. Range of modern wall and base units with complimenting work surface over and matching up stands, inset one and half bowl sink with draining board and mixer taps, double built in oven, electric hob, space for fridge / freezer.

Utility Room

Matching units and work surface to kitchen, space and plumbing for washing machine, doors to cloakroom and garage and double glazed door to rear garden

Cloakroom

Obscure double glazed window to side, WC with concealed cistern and wash hand basin with vanity unit, tiled to water sensitive area

Conservatory

3/4 glass windows with lower brick base, double glazed french doors to rear garden



First Floor Accommodation

Bedroom 1

2 x double glazed windows to front, door to en-suite and archway to dressing room area, radiator

En-Suite

Obscure double glazed window to rear, three piece suite comprising of WC with concealed cistern, wash hand basin in vanity unit and corner shower unit, built in cupboards, tiled to water sensitive areas

Bedroom 2

2 x double glazed windows to front, built in wardrobes, radiator

Bedroom 3

Double glazed window to rear, radiator

Bathroom

Obscure double glazed window to rear, three piece suite comprising of WC, pedestal sink and panel bath with shower and screen over, tiled to water sensitive areas

External Features

Rear Garden

Private garden, enclosed via fence panels, mostly laid to lawn with a large patio area

Garage

Integral garage with up and over door to the front and pedestrian door to the rear

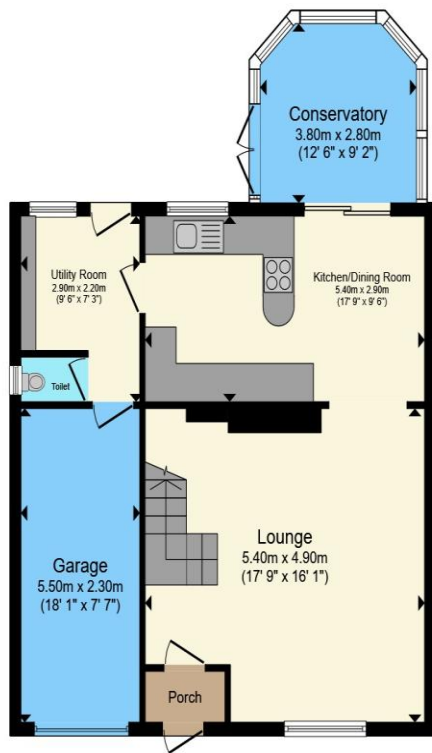
Parking

Driveway parking to the front of the property

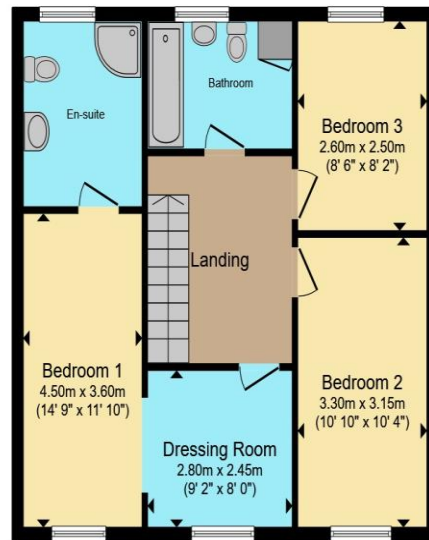
Agents Note:

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



First Floor

Total floor area 131.9 m² (1,419 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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3-5 Victoria House, Albert St
 SWINDON SN1 3BG

Property Ref: SND103382 - 0002

Tenure: Freehold EPC Rating: C

Council Tax Band: D

view this property online
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