

for sale

guide price **£240,000**



Swindon Road Wroughton SWINDON SN4 9AG

Offered with no onward chain, this three-bedroom semi-detached home presents an exciting opportunity for buyers looking to modernise and add value. Requiring refurbishment throughout, the property offers a spacious layout. Situated in a popular Wroughton location. Early viewing recommended!



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Ground Floor Accommodation

Porch

Internal Door to Property

Entrance Hall

Access to Living Room and Dining Room, through to Kitchen and Utility Room / Cloakroom, Stairs up to First Floor

Living Room

Double Glazed Bay Window to Front, Feature Fire Place, Radiator

Dining Room

Double Glazed Window to Rear, Under Stairs Cupboard, Doorway to Kitchen

Kitchen

Double Glazed Window to Side, Range of Wall and Base Units with Work Surface Over, Tiled Splash Back around, Inset Sink with Draining Board and Mixer Tap, Space for Cooker and Fridge/Freezer, Door to Utility Room, Radiator

Utility Room

Dual Aspect Double Glazed Windows to Side and Rear, Velux Style Window, Door to Rear Garden, Space and Plumbing for Washing Machine, Door to Utility Room

Cloakroom

Obscure Double Glazed Window to Side, WC and Wash Hand Basin, Tiled to Water Sensitive Areas



First Floor Accommodation

Bedroom 1

Double Glazed Window to Rear, Built In Wardrobes, Radiator

Bedroom 2

Double Glazed Window to Front, Built in Storage, Radiator

Bedroom 3

Double Glazed Window to Front, Radiator

Bathroom

Obscure Double Glazed Window to Rear, Three Piece Suite Comprising of WC, Vanity Sink Unit and Panel Bath with Shower and Screen Over, Tiled to Water Sensitive Areas, Radiator

External Features

Rear Garden

Enclosed to the sides by Fence Panels, Patio Area with Path Leading Down to Rear Parking

Parking

Driveway Parking to the Rear of the Property

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 First Floor

Total floor area 99.6 m² (1,072 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: SND103305 - 0002

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C

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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.

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