

Connells

Hughes Street
Swindon

Hughes Street
Swindon SN2 2HG

for sale offers in excess of
£275,000







Property Description

Nestled in the heart of Rodbourne, this beautifully presented three bedroom semi-detached home offers spacious and versatile accommodation throughout, making it an ideal choice for families or purchasers seeking generous living space in a sought-after Swindon location.

The ground floor welcomes you with a bright entrance hall leading through to a well-proportioned lounge, perfect for relaxing or entertaining. To the rear, the home features a modern kitchen/diner, offering ample space for cooking and dining, with direct access into the conservatory, flooding the area with natural light. A convenient cloakroom and a practical utility room further enhance the functionality of the ground floor.

Upstairs, the first floor provides two spacious double bedrooms along with a third well-sized bedroom, ideal for a child's room, guest room, or home office. Completing the first floor is a stylish four-piece family bathroom, offering both a bath and separate shower for added comfort and convenience.

Externally, the property boasts an enclosed rear garden, providing a private outdoor space perfect for families, pets, or those who enjoy outdoor entertaining.

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 front aspect. Stairs rising to the first floor accommodation. Access to the lounge.

Lounge

19' 11" MAX x 12' 1" (6.07m MAX x 3.68m)

Double glazed window to the front aspect. Opening to the kitchen

Kitchen/Diner

14' 8" x 11' 1" (4.47m x 3.38m)

Double glazed sliding doors to the conservatory. Fully fitted kitchen with a range of base and wall mounted units comprising of cupboards and drawers. Sink with drainer and tap. Space for fridge freezer and cooker. Partially tiled to water sensitive areas. Radiator.

Conservatory

12' 6" x 9' 6" (3.81m x 2.90m)

Double glazed window to all aspects Double glazed French doors to the rear garden.

Utility Room

4' 5" x 4' 2" (1.35m x 1.27m)

Access to the cloakroom

Cloakroom

Obscure double glazed window to the front aspect. Two piece suite comprising of Low Level WC and pedestal wash hand basin. Partially tiled to water sensitive areas.

First Floor Accommodation
First Floor Landing
Access to the al bedrooms and family bathroom. Storage cupboard.

Bedroom One
12' 1" x 9' 6" MAX (3.68m x 2.90m MAX)
Double glazed window to the front aspect Built-in-wardrobes. Radiator.

Bedroom Two
11' 11" x 8' (3.63m x 2.44m)
Double glazed window to the rear aspect Built-in-wardrobes. Radiator.

Bedroom Three
8' 8" x 6' 10" (2.64m x 2.08m)
Double glazed window to the rear aspect Built-in-wardrobes. Radiator.

Bathroom
Four piece suite comprising of Low Level WC, corner shower, pedestal wash hand basin and panelled bath. Fully tiled to all areas.

External Features
Garden
Fenced boundaries. Laid to lawn and patio. Steps to conservatory. Mature shrubs and bushes.

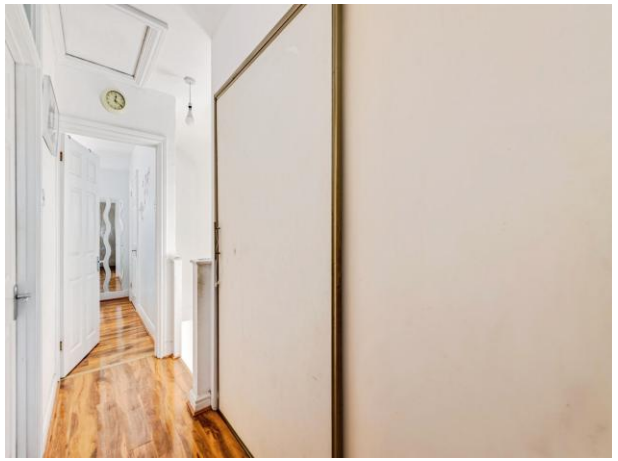






Ground Floor **First Floor**





Total floor area 102.6 m² (1,104 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

To view this property please contact Connells on

T 01793 708050
E swindonnorth@connells.co.uk

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

EPC Rating: C

Council Tax Band: C

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Tenure: Freehold

The Property Ombudsman

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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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.