Connells

connells.co.uk

for sale

guide price **£325,000**



Nindum Road Swindon SN3 4AZ

This well-positioned three-bedroom semi-detached bungalow occupies a popular residential location on Nindum Road, Swindon, offering excellent potential for those seeking a property to modernise and create a home tailored to their own tastes and requirements.

Early viewing is recommended!



Residential Sales & Lettings | Mortgage Services | Conveyancing | Surveyors | Land & New Homes

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

Nindum Road Swindon SN3 4AZ

Internal Features

Entrance Hall
Access to all rooms, storage cupboard, radiator

Kitchen / Dining Room
Window to side, door and patio doors to rear garden. Kitchen comprises of wall and base units with work surface over, inset sink with draining board and mixer tap, tiled splash back around, space and plumbing for washing machine, space for fridge/freezer and cooker.

Sitting Room
Patio doors to rear garden, electric fire and radiator

Bedroom 1
Window to front, radiator

Bedroom 2
Window to front, radiator

Bedroom 3
Window to side, radiator

Bathroom
Obscure window to side, three piece suite comprising of wc, pedestal sink and panel bath with shower over







External Features

Front Garden
Mostly laid to lawn

Rear Garden
Mostly laid to lawn with patio area, enclosed via fence panels on one side and hedges on the other, side gate access

Garage
Located to the side of the property, up and over door

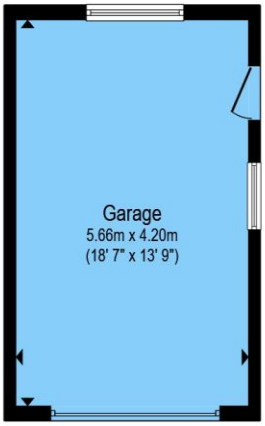
Parking
Driveway parking directly to the side of the property

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.





Floor Plan



Garage

Total floor area 110.5 m² (1,190 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 461757
E swindonoldtown@connells.co.uk

3-5 Victoria House, Albert St
SWINDON SN1 3BG

Property Ref: SND103415 - 0004

Tenure:Freehold EPC Rating: D

Council Tax Band: C

view this property online
connells.co.uk/Property/SND103415

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.

see all our properties at whttp://ww.connells.co.uk| www.rightmove.co.uk | www.zoopla.co.uk