



Connells

Heaton Close
Swindon



Property Description

NO ONWARD CHAIN! Tucked away in a peaceful cul-de-sac within the highly sought-after Abbey Meads area of North Swindon, this well-presented two-bedroom mid-terrace home offers comfortable living accommodation, modern convenience. Upon entering, you are welcomed into a bright entrance hall leading through to a spacious lounge, offering a comfortable area for relaxation and entertaining. The modern kitchen is positioned to the rear of the property and is fitted with a range of wall and base units, providing ample storage and workspace, with space for appliances and direct access to the rear garden. Upstairs, the first-floor landing provides loft access and leads to two well-proportioned bedrooms, both offering good natural light and flexibility for use as bedrooms, guest rooms, or a home office. The accommodation is completed by a family bathroom, fitted with a modern three-piece suite. Externally, the property benefits from an enclosed rear garden, designed for low maintenance and offering a pleasant outdoor space for relaxing or entertaining. To the front, there is off-road parking for two vehicles, adding to the convenience of this lovely home.

Ground Floor Accommodation Entrance Hall

Double glazed door to the front aspect. Door to the lounge. Stairs rising to the first floor accommodation. Radiator.

Lounge

11' 11" MAX x 16' MAX (3.63m MAX x 4.88m MAX)

Double glazed window to the front aspect. Door to the kitchen. Under stairs storage cupboard. Television point. Telephone point. Two radiators.

Kitchen

11' 10" x 7' 10" (3.61m x 2.39m)

Double glazed window to the rear aspect. Double glazed door to the rear garden. Fully fitted kitchen with a range of base and wall mounted units comprising of cupboards and drawers. Sink with drainer and mixer tap. Space for fridge freezer. Space and plumbing for washing machine. Integrated oven, boiler, four ring gas hob and cooker hood. Tiled splash back.

First Floor Accommodation First Floor Landing

Loft access. Access to all bedrooms and family bathroom. Radiator.

Bedroom One

13' 4" x 8' 10" (4.06m x 2.69m)

Double glazed window to the front aspect. Built-in-wardrobe. Radiator.

Bedroom Two

10' 6" MAX x 6' 9" MAX (3.20m MAX x 2.06m MAX)

Double glazed window to the rear aspect. Radiator.



Bathroom

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

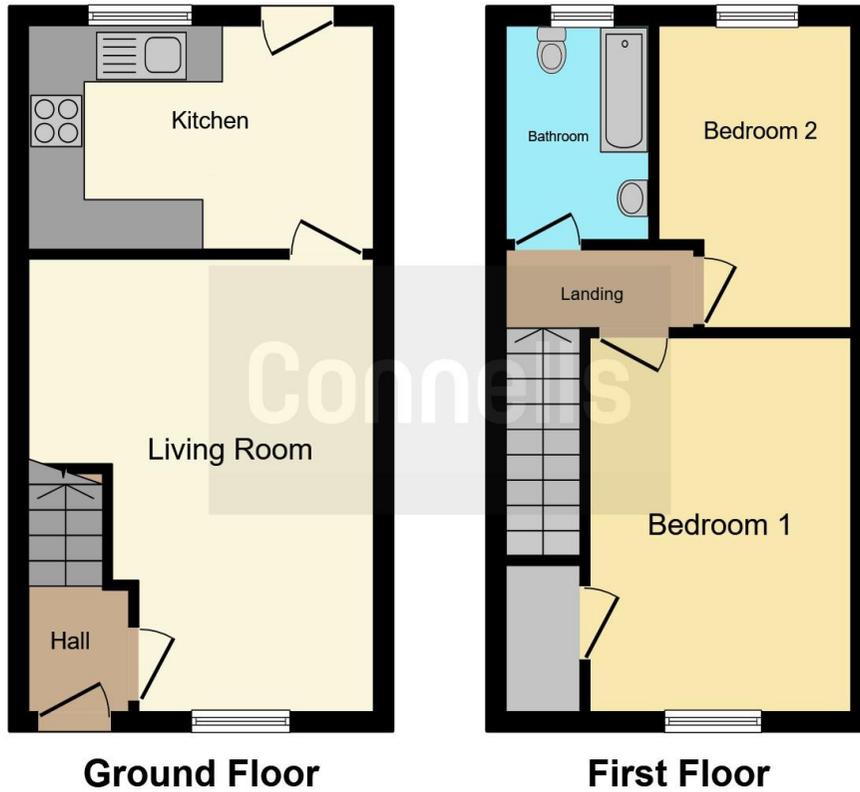
External Features Garden

Fenced boundaries. Laid to artificial lawn. Patio pathway to the rear. Raised beds.

Parking

Two allocated parking spaces.





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.focalagent.com

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

view this property online connells.co.uk/Property/SDN314354

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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SDN314354 - 0003