

for sale

£190,000



## Archer Close Swindon SN2 7XH

Nestled in a quiet CUL-DE-SAC within the popular WILLOWBROOK this well-presented ONE DOUBLE BEDROOM HOME offers an excellent opportunity for those seeking a comfortable and low-maintenance property. GARAGE and DRIVEWAY PARKING



# Archer Close Swindon SN2 7XH

## Ground Floor Accommodation Open Plan Living Accommodation

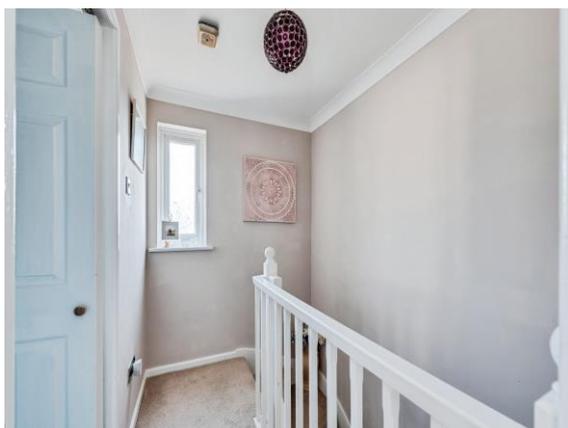
18' 1" x 11' 8" ( 5.51m x 3.56m )  
Double glazed front door. Two double glazed windows to front aspect. Stairs rising to first floor accommodation. Fitted with a range of base and wall mounted units comprising cupboards and drawers. Work surfaces. Built in electric oven and hob with extractor hood over. Space and plumbing for washing machine. Space for fridge/freezer. Sink and drainer unit. Tiling to water sensitive areas. Radiator.

## First Floor Accommodation First Floor Landing

### Bedroom

11' 9" x 10' 6" ( 3.58m x 3.20m )  
Double glazed window to front aspect. Airing cupboard. Radiator.  
**Bathroom**

Obscure double glazed window to side aspect. Fitted with a white suite comprising panelled bath with mixer taps and shower over, wash hand basin set in vanity unit and low level WC. Tiling to water sensitive areas. Extractor fan. Radiator.



## External Features Front Garden

Enclosed by wood panelled fencing with gated side access. The garden is laid mainly to lawn with paved patio area, outside light and a garden tap.

## Garage

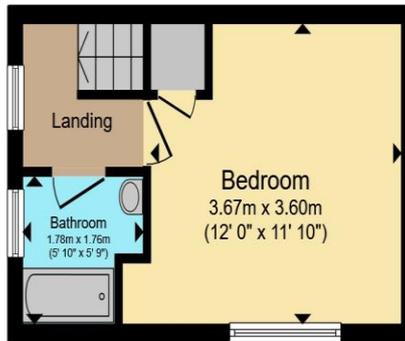
16' 5" x 7' 10" ( 5.00m x 2.39m )

This has been converted and is currently being used as a studio. Power and light connected. Driveway parking for one vehicle to the front of the garage.

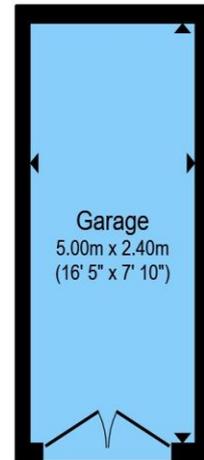




**Ground Floor**



**First Floor**



**Garage**

Total floor area 51.7 m<sup>2</sup> (557 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](http://www.propertybox.io)



To view this property please contact Connells on

**T 01793 708050**  
**E [swindonnorth@connells.co.uk](mailto:swindonnorth@connells.co.uk)**

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

Property Ref: SDN314665 - 0003

Tenure:Freehold EPC Rating: E

Council Tax Band: B

**view this property online [connells.co.uk/Property/SDN314665](http://connells.co.uk/Property/SDN314665)**



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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)