



**Connells**

Wrag View  
Highworth Swindon



### Property Description

\*\*\*40% Shared Ownership\*\*\*A rare opportunity to acquire this well-presented two-bedroom semi-detached family home, ideally located in the sought-after market town of Highworth. Offering well-balanced accommodation throughout, this property presents a fantastic opportunity for first-time buyers, young families, or those looking to step onto the property ladder. The ground floor accommodation begins with a welcoming entrance hall providing access to the main living areas, along with a convenient cloakroom. The lounge offers a comfortable and inviting space to relax, filled with natural light. To the rear of the property, the kitchen/diner provides a practical and sociable area for everyday living, offering ample worktop and storage space as well as room for a dining table, making it ideal for family meals and entertaining. The kitchen also benefits from access to the rear garden. To the first floor, the property features two generous double bedrooms, both offering good proportions and versatility. The family bathroom is fitted with a modern suite including a bath with shower over, wash hand basin, and WC. Externally, the property benefits from an enclosed rear garden, providing a private outdoor space perfect for relaxing or outdoor dining. To the front, the home offers driveway parking for two vehicles, adding further convenience. Early viewing is highly recommended!

### Ground Floor Accommodation Entrance Hall

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

### Cloakroom

Obscure double glazed window to the front aspect. Two piece suite comprising of Low Level WC and wash hand basin.

### Lounge

15' 1" x 9' 4" ( 4.60m x 2.84m )  
Double glazed window to the front aspect. Under stair storage cupboard. Television point. Radiator.

### Kitchen/Diner

12' 7" x 8' ( 3.84m x 2.44m )  
Double glazed patio door to the rear garden. Fully fitted kitchen with a range of base and wall mounted units comprising of cupboards and drawers. One and a half sink with drainer and mixer tap. Integrated oven, hob, washing machine and dishwasher. Space for washing machine,

### First Floor Accommodation First Floor Landing

Access to all bedrooms and family bathroom. Loft access.

### Bedroom One

12' 9" x 8' 2" ( 3.89m x 2.49m )  
Double glazed window to the rear aspect. Radiator.

### Bedroom Two

12' 7" x 8' 6" ( 3.84m x 2.59m )  
Two double glazed window to the front aspect. Storage. Radiator.

## Bathroom

Three piece suite comprising of Low Level WC, wash hand basin and panelled bath with shower over. Partially tiled to water sensitive areas. Extractor fan.

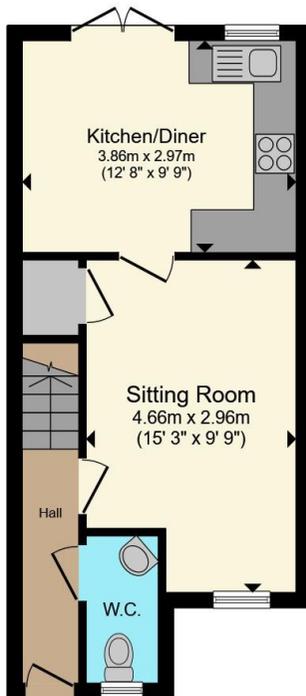
## External Features Garden

Fenced boundaries. Laid to patio and artificial lawn.

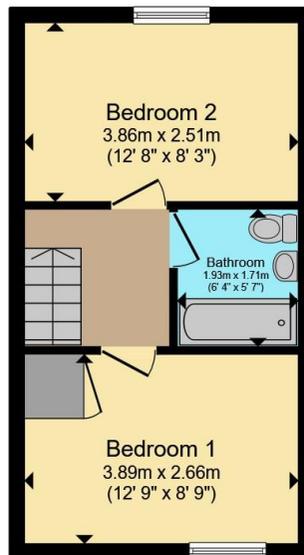
## Parking

Driveway parking for two vehicles





**Ground Floor**



**First Floor**



Total floor area 60.5 m<sup>2</sup> (651 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



To view this property please contact Connells on

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

EPC Rating: B

Council Tax  
Band: C

Service Charge: Ask  
Agent

Ground Rent:  
Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SDN314729](https://www.connells.co.uk/Property/SDN314729)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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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Property Ref: SDN314729 - 0003