



alan  
hawkins

Jacobs Walk, Swindon, SN3 6JA

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PROPERTY SALES & LETTINGS



- No Onward Chain
- Three Bedrooms
- Utility Room
- Garage & Driveway
- South Facing Rear Garden
- End Of Terrace
- Lounge/Diner
- Cloakroom
- Enclosed Rear Garden



# 37 Jacobs Walk Swindon, SN3 6JA

**£240,000**

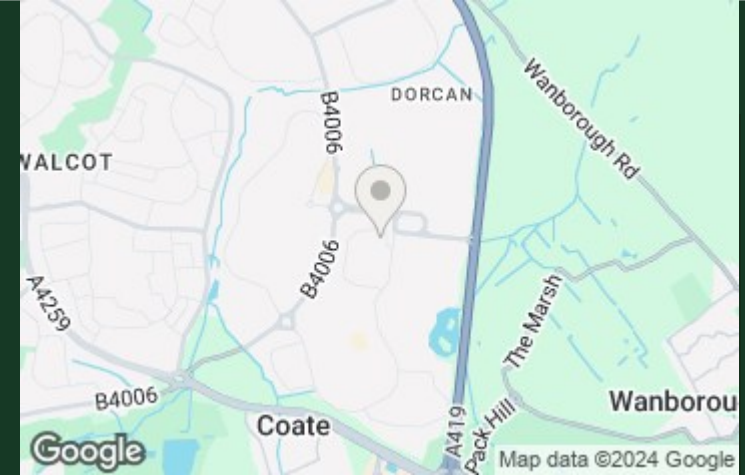
For sale with NO ONWARD CHAIN is this three bedroom end of terrace property benefiting a SOUTH FACING REAR GARDEN, garage and driveway parking in Liden, east Swindon.

The property internally offers a good size entrance porch and hallway, galley kitchen, 18ft dual aspect lounge/diner with patio doors leading to the rear garden and a large utility room with downstairs cloakroom and additional door to the rear garden.

Upstairs to the first floor are three generous bedrooms and a family bathroom.

Externally is a small low maintenance frontage and a fully enclosed SOUTH FACING rear garden incorporating the garage with driveway parking behind.

The property benefits uPVC double glazing, gas radiator central heating, mains water & drainage and internet speeds available of up to 1000M/bps (ofcom)



## Viewings

By appointment through Alan Hawkins  
Property Sales. Tel: 01793 840 222

**Council Tax: Swindon Borough Council**

**Tax Band B For year 2024/25 = £1647.70**  
For information on tax banding and rates,  
please call Swindon Borough Council



## Energy Efficiency Rating (England & Wales)

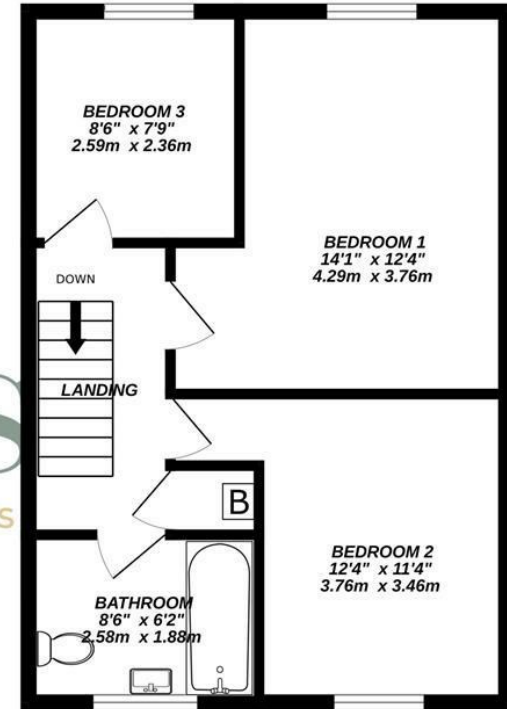
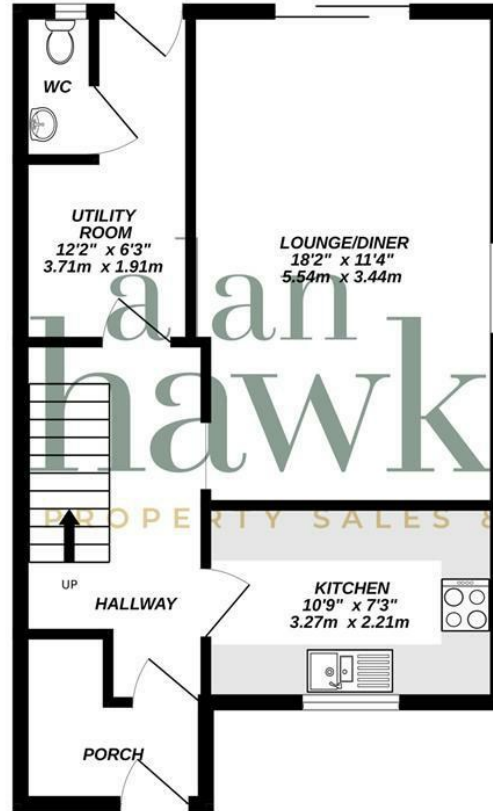
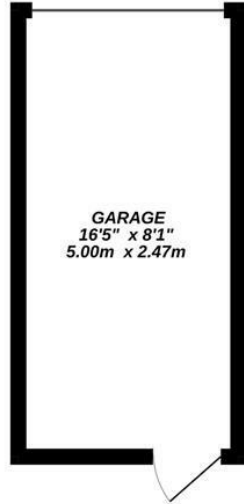
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>72</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

GROUND FLOOR  
471 sq.ft. (43.8 sq.m.) approx.

1ST FLOOR  
446 sq.ft. (41.4 sq.m.) approx.



GARAGE  
133 sq.ft. (12.3 sq.m.) approx.



TOTAL FLOOR AREA : 1050 sq.ft. (97.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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