

# Chappells

ESTATE AGENTS

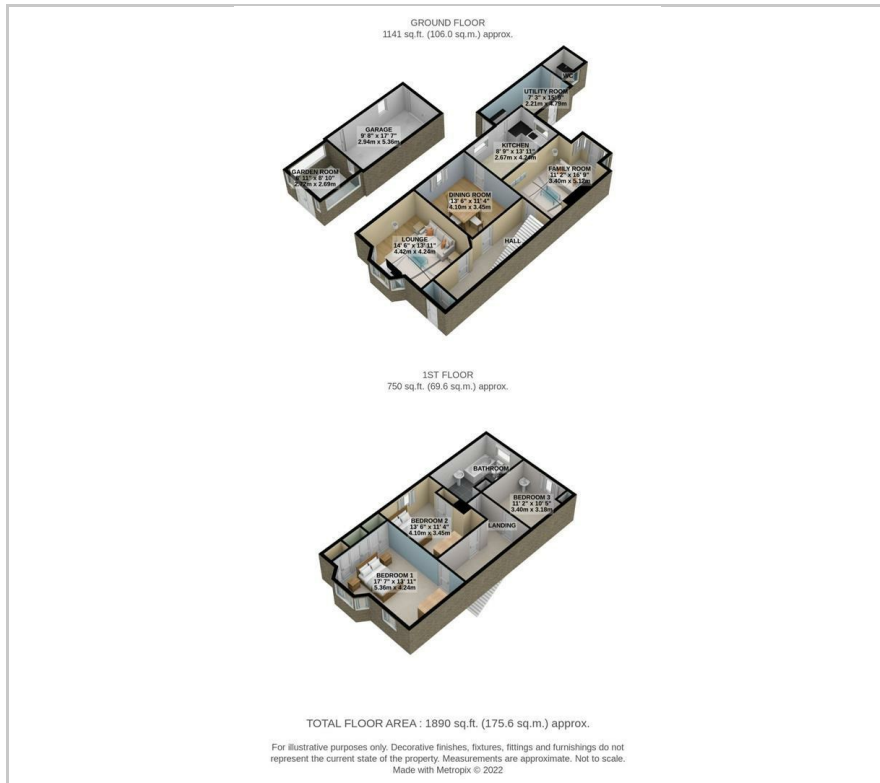
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62 Westlecot Road  
Old Town, Swindon, SN1 4HD  
Guide Price £625,000



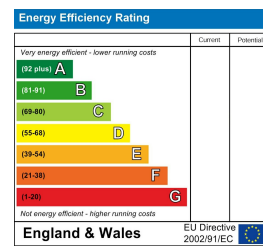
## Floor Plan



## Area Map



## Energy Efficiency Graph



- Character features throughout
- Semi Detached Edwardian Home
- Three double bedrooms
- Driveway Parking
- Garage
- Landscaped Rear Gardens
- Re-fitted bathroom
- Three reception rooms
- Gas Radiator Central Heating
- No onward chain

Chappells Estate Agents are delighted to offer this splendid Edwardian/Victorian built home, positioned in a sought after and prominent location within the heart of Old Town.

Offer with no onward chain the property offers many of the original features and character, but has been cosmetically refined throughout. The spacious accommodation comprises: entrance hall featuring a stained glass front door and original tiled flooring. The living room benefits from a large bay window and high ceilings which are prominent throughout the property. There are two other reception rooms on the ground floor, one of which offering views over the matured gardens. There is a fitted Kitchen/Breakfast Room, large Utility Room and Cloakroom to the rear of the ground floor.

On the first floor there are three double Bedrooms and a four piece family bathroom. There is already planning permission in place to extend to the rear on the ground floor level.

Further benefits include the landscaped, enclosed rear gardens, block paved driveway to front with detached Garage & parking to rear, uPVC Double Glazing, uPVC Double Glazed Summer House and Gas Radiator



## Viewing

Please contact our Chappells Estate Agents Sales Office on 01793 618080 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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