

for sale

offers over **£240,000**



## Walsingham Road Swindon SN3 3AL

An impressive three bedroom end of terrace home situated in the highly popular area of Walcot, within close proximity to a wide range of local amenities, the town centre and reputable schooling for all age groups.



# Walsingham Road Swindon SN3 3AL

## Ground Floor Accommodation

### **Entrance Porch**

Double Glazed Front Door

### **Entrance Hall**

Stairs to First Floor, Radiator

### **Lounge**

18' 3" x 12' 6" ( 5.56m x 3.81m )

Triple Glazed Window to Front, Double Glazed Patio Doors to Rear, Radiator

### **Kitchen**

10' 5" x 7' 4" ( 3.17m x 2.24m )

Triple Glazed Window to Rear, Range of Cream Gloss Wall & Base Units with Work Surface Over, Inset Sink with Mixer Tap, Tiled Splashback, Space for Fridge, Freezer and Cooker, Door to Utility Room

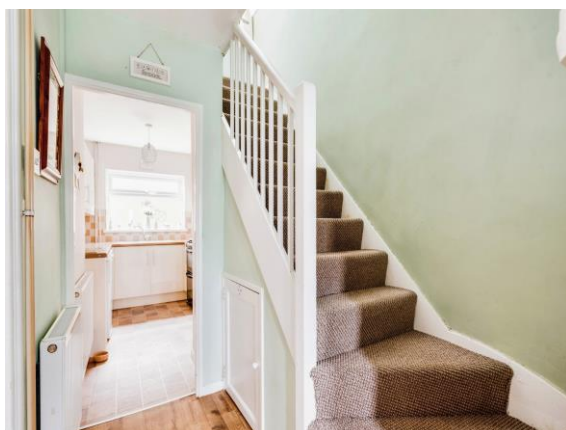
### **Utility Room**

Double Glazed Doors to Front and Rear Side, Door to Bedroom 3

### **Bedroom 3**

13' 2" x 9' 6" ( 4.01m x 2.90m )

Double Glazed Window to Rear, Radiator



## First Floor Accommodation

### **Bedroom 1**

15' 9" x 9' ( 4.80m x 2.74m )  
Triple Glazed Window to Front, Storage Cupboard

### **Bedroom 2**

11' 7" x 9' 1" ( 3.53m x 2.77m )  
Triple Glazed Window to Rear, Radiator

### **Bathroom**

Obscure Triple Glazed Window to Rear, Three Piece Suite comprising of WC, Pedestal Sink and Panel Bath with Shower Over, Tiled to Water Sensitive Areas

## **Outside**

### **Rear Garden**

Mostly Laid to Lawn

### **Agents Note:**

We are advised that the property is of non-standard construction. Buyers must satisfy themselves with any regard to mortgage provision and other associated costs of purchase.





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](http://www.focalagent.com)

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3-5 Victoria House, Albert St  
 SWINDON SN1 3BG

Property Ref: SND102287 - 0016

**Tenure:** Freehold

**EPC Rating:** C

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