

for sale

offers over **£425,000**



## Okus Road Swindon SN1 4LE

Introducing this charming three bedroom Edwardian home situated in a desirable position within the sought after area of Old Town with convenient access to shops, schools, bars, restaurants, transport links and good access to the Town Centre and train station.





# Okus Road Swindon SN1 4LE

## Inside Accommodation

### **Porch**

Access via Glazed Door. Part Tiled Walls with Original Marble Chipped Terrazzo Flooring. Inner Door to:

### **Entrance Hall**

Feature Staircase to First Floor with Understairs Storage. Marble Chipped Terrazzo Flooring, Telephone Point. Radiator

### **Front Lounge**

15' 4" excluding bay x 11' 11" ( 4.67m excluding bay x 3.63m )  
Double Glazed Bay Window. Feature Fire Place with Marble Surround. Wall Light Points. Gas Fire Point. TV Point. Radiator.

### **Family Room**

19' 3" x 13' Maximum ( 5.87m x 3.96m Maximum )  
Feature Fire Place with Wood Surround. Gas Fire Point. TV Point. Radiator. Archway to Double Glazed Windows and Door to Rear South-facing Garden.

### **Breakfast Room**

14' 8" x 8' 3" excluding irregular shape ( 4.47m x 2.51m excluding irregular shape )  
Original Fireplace, Double Glazed Window to Rear South-facing Patio. Full Height, Built-in Glass Fronted Cabinet. Radiator.

### **Kitchen**

10' x 8' 3" ( 3.05m x 2.51m )  
Range of White Gloss Wall and Base Units with Work Surface Over and Tiled Splash Back around. Integrated Double Oven with Electric Hob and Extractor Hood. Stainless Steel Sink with Draining Board. Tiled Floor. Double Glazed Window Overlooking Patio.

### **Utility Room**

5' 5" x 4' 4" ( 1.65m x 1.32m )  
Worcester Combi Boiler. Space and Plumbing for Washing Machine. Space for Tumble Dryer. Tiled Floor. Double Glazed Door to Rear Garden.



### **Cloak Room**

WC. Wash Hand Basin. Radiator. Double Glazed Window.

### **First Floor Accommodation**

#### **Bedroom 1**

14' 9" excluding bay x 11' 11" ( 4.50m excluding bay x 3.63m )  
Double Glazed Bay Window with Far Reaching Views over West Swindon and Beyond. Built-in Wardrobe. Original Tiled Fireplace. TV Point. Radiator.

#### **Bedroom 2**

14' 8" x 14' 9" ( 4.47m x 4.50m )  
Double Glazed Window facing South. Built-in Wardrobe. Original Tiled Fireplace. Radiator.

#### **Bedroom 3**

11' 9" excluding bay x 6' 8" ( 3.58m excluding bay x 2.03m )  
Double Glazed Bay Window with Far Reaching Views. Radiator.

#### **Bathroom**

Three Piece White Suite Comprising WC, Pedestal Sink, Panel Bath with Shower Over, Tiled to Water Sensitive Areas. Radiator. Double Glazed Window.

#### **Loft**

Potential to Extend (STPP). TV Aerial.

### **Outside**

#### **Front Garden**

Garden Enclosed by Low Level Walling with Gate. Pathway Leading to Front Door. Mature Plants and Shrubs.

#### **Rear Garden**

Private Enclosed, South-Facing Garden with Patio Area, Lawn, Mature Plants and Shrubs. Pathway Leading to Rear Door of Double Garage.

#### **Parking**

Double Garage







**Ground Floor**

**First Floor**

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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Property Ref: SND102128 - 0005

**Tenure:** Freehold

**EPC Rating:** D

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