

for sale

offers in excess of **£260,000**



## Dixon Street Swindon SN1 3PL

Introducing this stunning three bedroom home in the heart of the town centre. The current owner has redecorated to a very high standard throughout and has created character and charm in each room. The property is in a great location with shops, bars & eateries nearby. Viewing is a must!!





# Dixon Street Swindon SN1 3PL

## Ground Floor Accommodation

### **Entrance Porch**

Double Glazed Door to Front with Secondary Door Through to Entrance Hall

### **Entrance Hall**

Access to Lounge, Dining Room and Stairs to First Floor

### **Lounge**

9' 11" x 9' 5" ( 3.02m x 2.87m )

Double Glazed Bay Window to Front, Feature Fire Place with Built In Storage Each Side of the Chimney Breast Wall, Chimney has been Capped Off. Gas Radiator

### **Dining Room**

9' x 14' 2" ( 2.74m x 4.32m )

Double Glazed Window to Rear Garden, Under Stair Storage Cupboard, Gas Radiator, Door Through to Kitchen

### **Kitchen**

15' x 8' 7" narrowing to 7' ( 4.57m x 2.62m narrowing to 2.13m )

Step Down into the Multi Level Kitchen with Double Glazed Windows to Side & Rear, Double Glazed Door to Side, Range of Modern Wall & Base Units with Work Surface Over, Stainless Steel Sink with Draining Board & Mixer Tap, Space for Oven, Fridge / Freezer & Washing Machine, Gas Radiator, Boiler, Door to Cloakroom on lower level

### **Cloakroom**

YWCA & Wash Hand Basin



## First Floor Accommodation

### **Bedroom 2**

14' x 10' ( 4.27m x 3.05m )  
Double Glazed Window to Front, Feature Fire Place, Built in Storage, Gas Radiator

### **Bedroom 3**

6' 9" x 5' 8" ( 2.06m x 1.73m )  
Double Glazed Window to Rear with Fantastic Views Across Swindon, Gas Radiator

### **Bathroom**

Double Glazed Obscure Window to Rear, Three Piece Suite comprising of YWCA, Wash Hand Basin, P-Shape Panel Bath with Shower & Screen Over, Tiled to Water Sensitive Areas, Chrome Heated Towel Rail

## Second Floor Accommodation

### **Bedroom 1**

14' 7" x 10' 3" ( 4.45m x 3.12m )  
Converted Loft Space with 2 x Velux Style Windows, Original Brickwork Feature Wall, Storage in the Eaves, Gas Radiator

## Outside Space

### **Rear Garden**

Decking Area, Rear Access, Outside Tap





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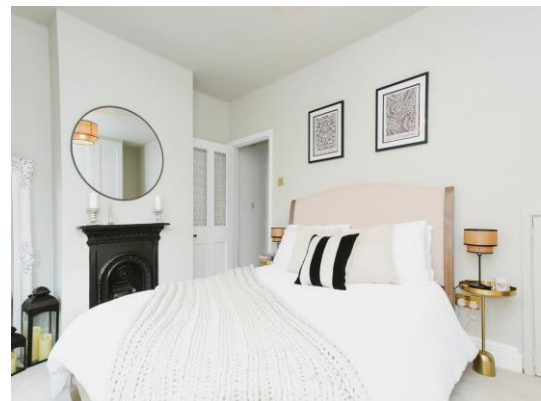
3-5 Victoria House, Albert St  
 SWINDON SN1 3BG

Property Ref: SND102498 - 0008

**Tenure:** Freehold

**EPC Rating:** D

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