

for sale

£300,000



Langford Grove Swindon SN3 1BT

Nestled in the heart of the sought-after Old Walcot area, this well-presented three-bedroom mid-terraced house offers the perfect blend of comfort and convenience. Set within a quiet cul-de-sac, this home is ideal for first-time buyers, young families. Viewing High Recommended!



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Ground Floor Accommodation

Entrance Hall

Access to Living Room, Dining Room through to Kitchen, Stairs up to First Floor

Living Room

12' 4" x 9' 1" (3.76m x 2.77m)

Double Glazed Bay Window to Front, Radiator, Archway to Dining Room

Dining Room

11' 3" x 15' 3" (3.43m x 4.65m)

Double Glazed Window to Rear, Feature Fire Place with Working Gas Fire, Radiator, Door to Kitchen

Kitchen

15' x 8' 4" Maximum (4.57m x 2.54m Maximum)

2 x Double Glazed Windows to Rear and Side with Door also to Rear, Range of Wall and Base Units with Work Surface Over, Inset Sink with Hot & Cold Tap, Space for Cooker with Extractor Hood in Place, Space and plumbing for Washing Machine and Space for Fridge / Freezer, Breakfast Bar



First Floor Accommodation

Bedroom 1

10' 2" x 11' 5" (3.10m x 3.48m)
Double Glazed Window to Rear, Radiator

Bedroom 2

11' 8" Maximum x 10' Maximum (3.56m Maximum x 3.05m Maximum)
Double Glazed Window to Front, Radiator

Bedroom 3

8' 4" x 7' 2" (2.54m x 2.18m)
Double Glazed Window to Front, Radiator

Bathroom

Obscure Double Glazed Window to Rear, Three Piece Suite
Comprising of WC, Pedestal Sink and Panel Bath with Shower
Over, Fully Tiled, Chrome Heated Towel Rail

Outside Space

Rear Garden

Fully Enclosed by Fence Panels, Low Maintenance Garden,
Mostly Laid to Lawn with a Patio and Shingle Area

Parking

Driveway Parking to the Front of the Property





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

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

Property Ref: SND102763 - 0004

Tenure: Freehold

EPC Rating: D

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