



GRANT FRASER  
TOWN & COUNTRY



Copper Beech, 22 Bradford Road, Old Town, Swindon, Wiltshire, SN1 4FE  
Guide price £279,950



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Nestled in the heart of Old Town, Swindon, is this semi-detached house. Built in 2014 this recently built property boasts a modern kitchen diner and a separate living room with added benefits such as underfloor heating on the ground floor. The property features two well-proportioned bedrooms, ideal for a small family or those in need of a guest room or home office.

The courtyard garden provides a tranquil outdoor space where you can unwind after a long day. Convenience is key with this property, as it comes with parking for two vehicles right at your doorstep. Imagine the ease of unloading groceries or having friends over without worrying about parking.

Located just a stone's throw away from a variety of shops, bars, restaurants, and cafes, you'll never run out of options for dining and entertainment. Whether you're looking for a quiet night in or a fun night out, this property offers the best of both worlds.

## Description

Comprising living room, kitchen diner, cloakroom, two bedrooms and shower room. The front door leads into the living room with stairs to the first floor and door to an inner lobby, off here are doors to the cloakroom, a cupboard and the kitchen. The modern kitchen diner overlooks and has french doors out to the rear garden. On the first floor there are two double bedrooms, bedroom on with a built in wardrobe. There is a shower room off the landing.

Outside to the the front a five bar gate leads off the road into the development where two driveway parking spaces are located to the immediate front of the property. A footpath leads to the front door with a small front garden area. There is a low maintenance garden to the rear with gated access.

Services: Mains gas, water, electric and sewage.

## Situation

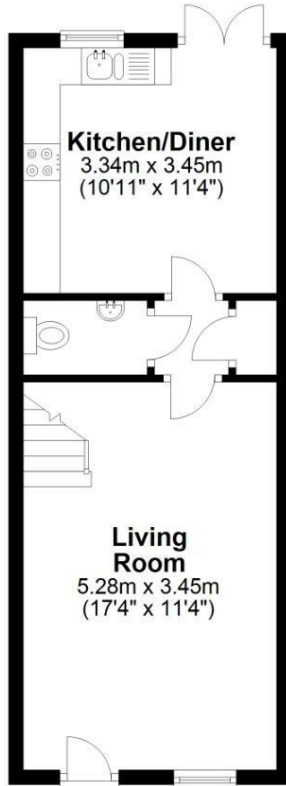
Old Town is the historic older part of Swindon which is popular for its eclectic mix of bars, shops and restaurants amongst the practical amenities that are always handy to have on the doorstep. In addition to this, there are many walks to be enjoyed around one of the selection of public gardens and open countryside heading out to one of Swindon's old canal routes. There are four primary schools and a secondary in Old Town, all with good ofsted ratings. The town is a walk down the hill where the train station with trains running to London Paddington can be utilised to access the capital in under the hour. The M4 motorway is also within 3 miles of the property roughly to either junction 15 or 16.



## Floor Plans

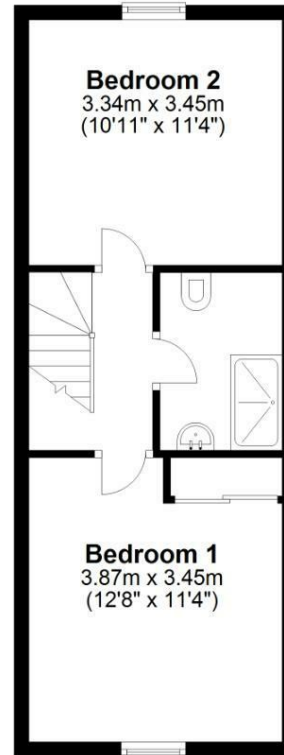
### Ground Floor

Approx. 33.9 sq. metres (365.0 sq. feet)



### First Floor

Approx. 34.3 sq. metres (369.0 sq. feet)



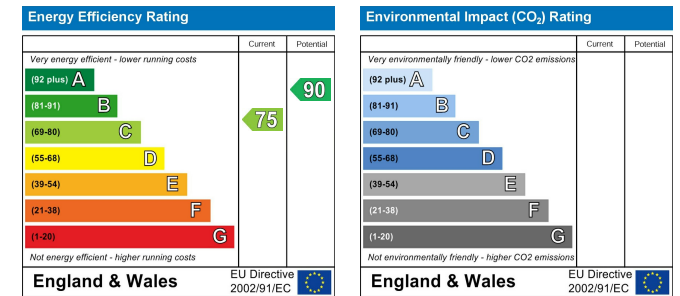
Total area: approx. 68.2 sq. metres (734.1 sq. feet)

Plan produced using PlanUp.

## Area Map



## Energy Performance Graph



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