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Clifton Street, Swindon SN1 3PY

£275,000

Atwell Martin are delighted to offer for sale this well presented three bedroom victorian style mid terrace property in the popular Old Town. With bay windows, tall ceilings and feature fireplaces this property is full to the brim with character. Call sole selling agent, Atwell Martin on 01793 643643 to arrange a viewing.



Situation - Old Town, Swindon

The property enjoys a pleasant position on Clifton Street on the edge of Swindon's popular Old Town and backing onto the Radnor Street Local Nature Reserve... There are great access links through to both J15 & 16 of the M4 and the Great Western hospital is only a ten minute drive away. The Town centre and Old Town shopping areas are only a short walk away, where you will find all the necessary amenities plus a number of nice pubs, restaurants, bars and coffee shops.

The Accommodation

With approximate measurements the accommodation is arranged as follows:

Entrance Porch

Arched entrance porch with tiled flooring.

Hallway

Upvc double glazed front door leading in to spacious hallway with doors to living room, dining room and kitchen, radiator, stairs to first floor landing.

Living Room 3.99m x 4.14m (13'1" x 13'7")

Large Upvc double glazed bay window to the front, open fireplace, ceiling cornice, radiator.

Dining Room 3.63m x 3.12m (11'11" x 10'3")

Upvc double glazed window to the rear, open fire place, under stair cupboard, radiator, wooden flooring.

Kitchen

Upvc double glazed window and door to the rear. Beautifully fitted kitchen with base and wall units and granite work top with belfast-style stainless steel sink, built-in oven and electric induction hob with cooker hood over. Space and plumbing for an automatic washing machine and dishwasher, fridge and integrated freezer, wood flooring.

First Floor Landing

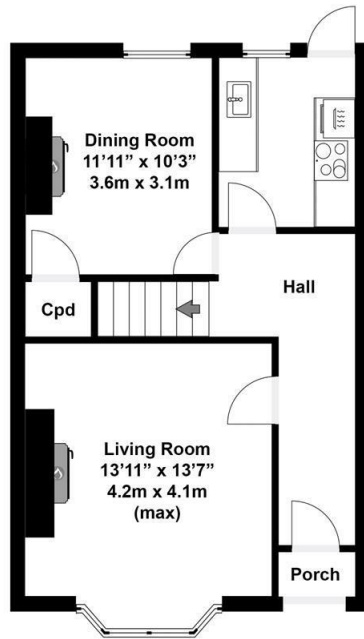
Doors to bedrooms and family bathroom, access to loft space.

Bedroom One 3.63m x 3.56m (11'11" x 11'8")

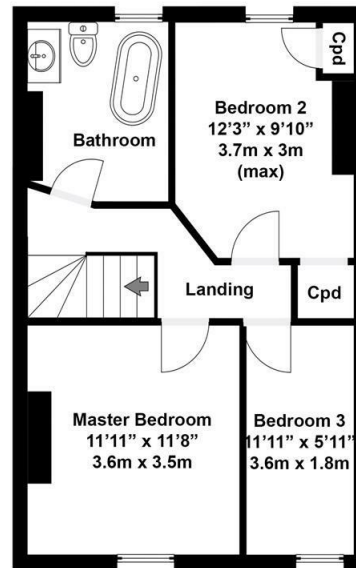
Upvc double glazed window to the front, radiator.



▼ Ground Floor



▼ 1st Floor



Total area approx: 985 sq ft / 92 sq m

N.B. Whilst care has been taken with this floor plan to reflect an accurate likeness of the property it should only be used as an approximation for illustrative purposes only, specifically no guarantee is given and all should not be relied on solely as a basis of valuation. Plan not to scale.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

