



44 Ferndale Road, Swindon, SN2 1EX

£240,000

richard james



Ferndale Road

Swindon

Freehold | EPC Rating - C

 2  1  2

This fantastic home can be found in a fantastic central location within walking distance to multiple amenities such as shops, schools cafes and much more. Not only that, it is only a short distance from the train station and town centre.

The property comprises; entrance hall, large living room diner which formerly was two separated rooms, storage under the stairs and a very generous L-shaped kitchen diner with more than enough cupboard space, ample space for your white goods and even enough room for another dining table.

Upstairs you'll find two double bedrooms both of which boast built-in wardrobes and the family bathroom with shower.



This property also benefits from a spacious rear garden, garage, parking and front courtyard.

Get in touch for your chance to view this fantastic home!







Floorplan

Approximate Area = 923 sq ft / 85.7 sq m

Garage = 146 sq ft / 13.5 sq m

Total = 1069 sq ft / 99.2 sq m

For identification only - Not to scale



KEY:

GF - 544 / 630 sqft

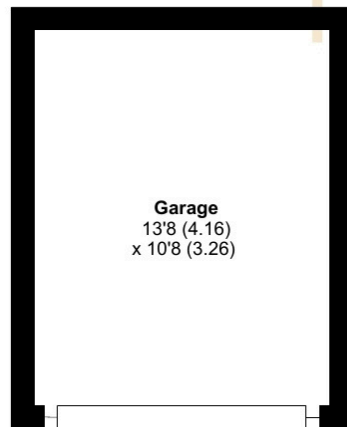
FF - 379 / 446 sqft

Garage - 146 / 189 sqft

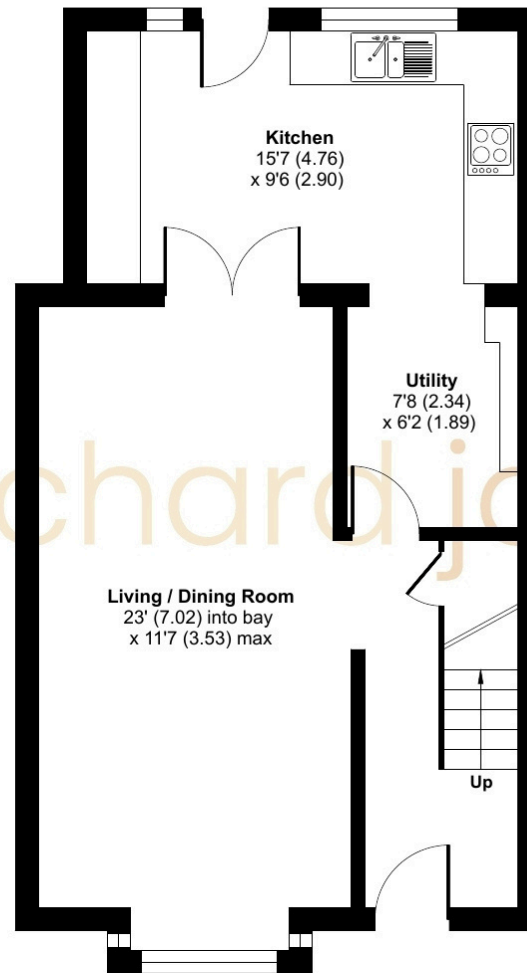
Total - 1069 / 1265 sqft

AB

1229984



Garage
13'8 (4.16)
x 10'8 (3.26)



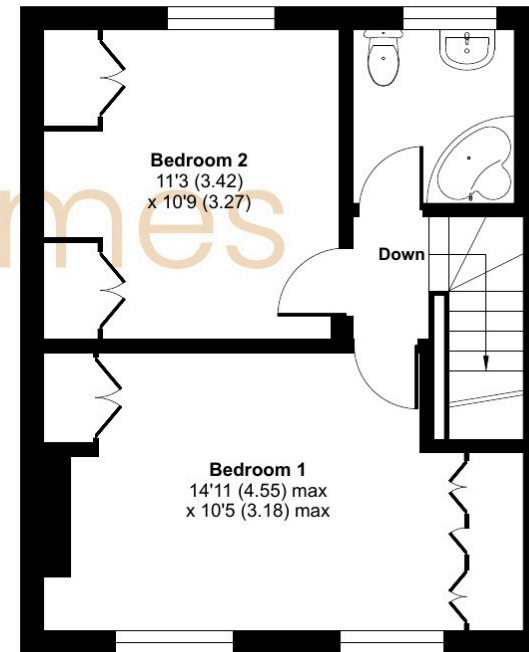
Kitchen
15'7 (4.76)
x 9'6 (2.90)

Utility
7'8 (2.34)
x 6'2 (1.89)

Living / Dining Room
23' (7.02) into bay
x 11'7 (3.53) max

Up

GROUND FLOOR



Bedroom 2
11'3 (3.42)
x 10'9 (3.27)

Down

Bedroom 1
14'11 (4.55) max
x 10'5 (3.18) max

FIRST FLOOR

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