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**ATWELL
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ESTATE AGENTS



Park Street, Swindon SN3 4LL

£260,000

Atwell Martin are delighted to offer for sale this three bedroom semi-detached property located within a cul de sac location. Close to local amenities and offering living room, kitchen, ground floor bathroom enclosed rear garden, three bedrooms and off street parking. Plus a brand new roof only 2 years old!

Location

The property is situated on Park Street, which is ideally placed for access to the Old Town and Town Centre areas of Swindon allowing easy access to all the shops, restaurants, pubs and leisure facilities the Town has to offer. J15 or 16 of the M4 is within easy reach, c.4miles which links London, Reading, Bristol and Wales. The Hospital is only a ten minute drive away and Swindon offers a mainline railway station to Paddington in just under an hour.

Accommodation

Ground floor comprising; entrance porch, spacious living room, kitchen with built in double oven, separate hob with extractor and dishwasher. Adjacent utility space for the washing machine, side access and bathroom with shower over bath.

To the first floor there are three great sized bedrooms.

Gardens

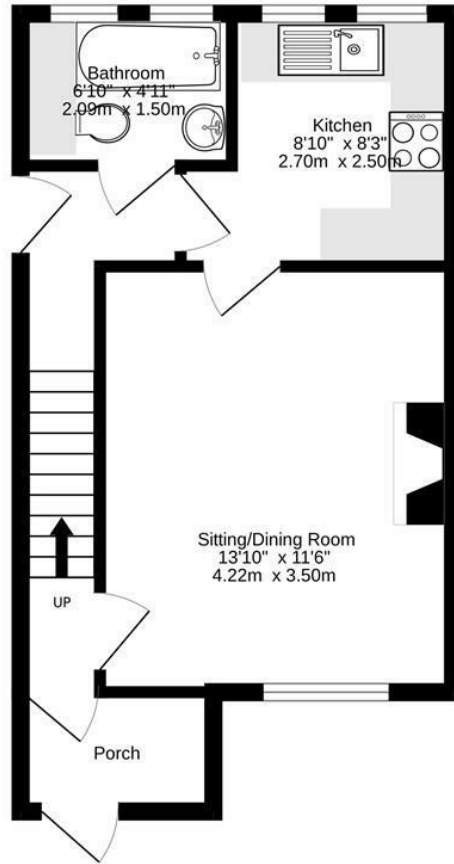
Driveway parking for approx 3-4 vehicles as well as side access to the larger than normal rear garden.



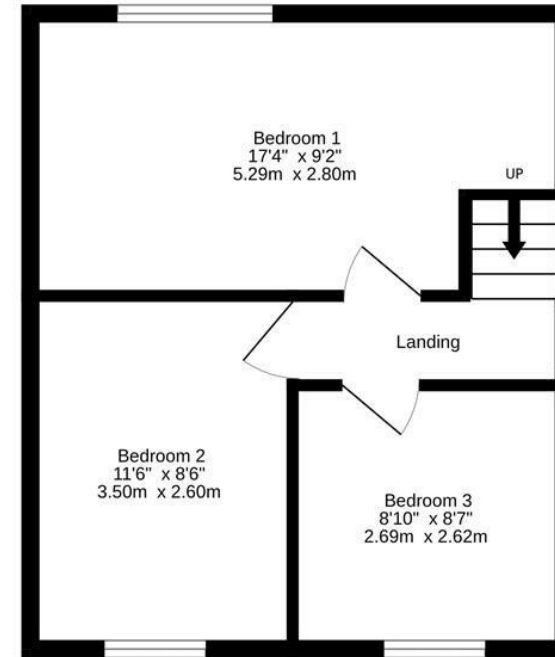


Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>A</p> <p>B</p> <p>C</p> <p>D</p> <p>E</p> <p>F</p> <p>G</p> <p>Not energy efficient - higher running costs</p> <p>England & Wales</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>A</p> <p>B</p> <p>C</p> <p>D</p> <p>E</p> <p>F</p> <p>G</p> <p>Not environmentally friendly - higher CO₂ emissions</p> <p>England & Wales</p>	

GROUND FLOOR
328 sq.ft. (30.5 sq.m.) approx.



FIRST FLOOR
358 sq.ft. (33.3 sq.m.) approx.



TOTAL FLOOR AREA : 687 sq.ft. (63.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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NOTE: These details are believed to be materially correct although their accuracy is not guaranteed and they do not form any part of a contract. All fixtures and fittings mentioned in these particulars are included in the sale, all others are specifically excluded. Measurements are given as a guide only and should not be relied upon for carpets and furnishings. The agent has not tested any of the services, fittings or equipment and so does not verify that they are in working order. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.