



6 Fitzroy Road, Old Town, Swindon, Wiltshire, SN1 4DU

£400,000

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AN IMMACULATE EXTENDED THREE BEDROOM SEMI DETACHED FAMILY HOME LOCATED IN FITZROY ROAD IN SWINDON'S OLD TOWN.

This fantastic property comprises of : Lounge, cloakroom, stunning re fitted kitchen family room. three good sized bedrooms, modern bathroom suite, front driveway with garage and a large private rear garden.

There is also approved planning permission for a double storey extension (details available upon request)  
VIEWING IS A MUST!

#### Entrance Porch

5'10" x 4'4" (1.78 x 1.33)

UPVC double glazed windows to either side, two UPVC double glazed windows to front, UPVC double glazed door to front, quarry floor tiles, door to entrance hallway

#### Entrance Hallway

11'10" x 5'8" (3.61 x 1.73)

Radiator, under stairs cupboard, door to entrance porch, stripped wooden flooring, doors to rooms, stairs to landing

#### Cloakroom

5'8" x 3'2" (1.73 x 0.99)

Extractor fan, gas combination boiler serving domestic hot water and central heating, radiator, integrated ceiling lights, w.c, sink, vinyl flooring

#### Lounge

11'11" into bow x 11'8" (3.65 into bow x 3.56)

Radiator, UPVC double glazed bow window to front with shutter blinds, light oak wooden flooring





### **Kitchen Family Room**

21'7" narrowing to 14'10" x 16'4" (6.60 narrowing to 4.53 x 4.99)

Two radiators, UPVC double glazed lantern window, double glazed full length bi fold doors to rear, built in shelving with storage cupboard, re fitted modern kitchen comprising of : range of low and eye level cupboards with adjoining work surfaces, built in induction hob with overhead extractor hood, built in electric oven, built in dishwasher, built in washer dryer, granite work surfaces, island with sink drainer unit and granite work surface, laminated flooring

### **Landing**

Attic access, obscure UPVC double glazed window to side, doors to upstairs rooms

### **Bedroom One**

12'1" into bow x 11'7" (3.69 into bow x 3.55)

Radiator, UPVC double glazed bow window to front

### **Bedroom Two**

11'3" x 10'7" (3.45 x 3.24)

Radiator, UPVC double glazed window to rear

### **Bedroom Three**

10'5" x 6'7" (3.18 x 2.02)

Radiator, UPVC double glazed window to rear, light oak wooden flooring

### **Family Bathroom**

6'1" x 5'7" (1.86 x 1.71)

Extractor fan, integrated ceiling lights, obscure UPVC double glazed window to front, heated towel rail, modern white suite comprising of : w.c, sink, bath tub with shower over and shower screen, part tiled walls, slate floor tiles



### **Front Of Property**

Lawn area, slate chipped area, plant and shrub borders, tarmac drive leading to garage

### **Rear Garden**

93'9" x 28'7" (28.59 x 8.72)

Outside water tap, outside lights, block paved side patio area, large lawn area, paved pathway to second raised patio area, electrical sockets at midway and rear, mature plant and shrub borders, large plastic garden shed, fully enclosed, private and non overlooked

### **Garage**

15'8" x 9'2" (4.79 x 2.80)

Attached to the side of the property, power and lighting, up and over door, obscure UPVC double glazed window to rear, obscure UPVC double glazed door to rear leading to garden

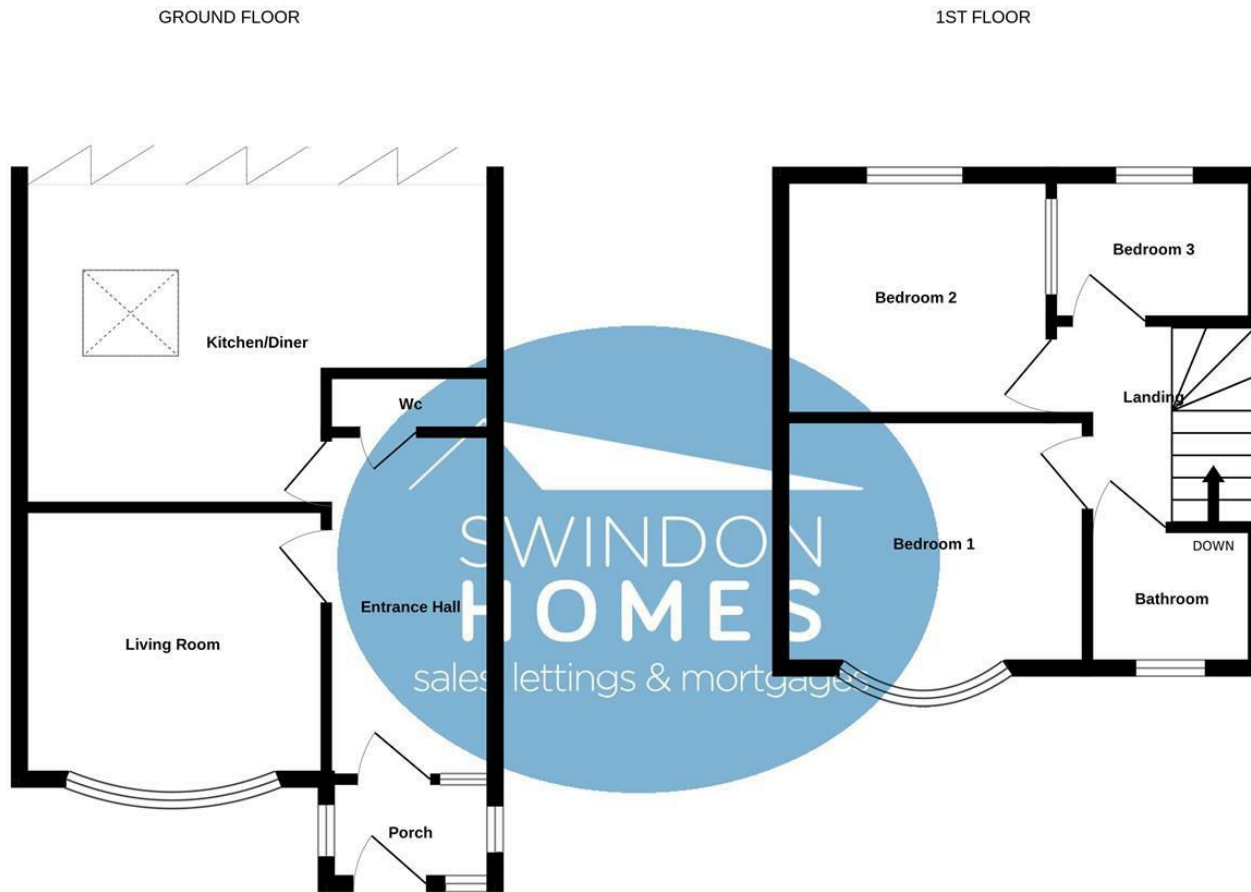




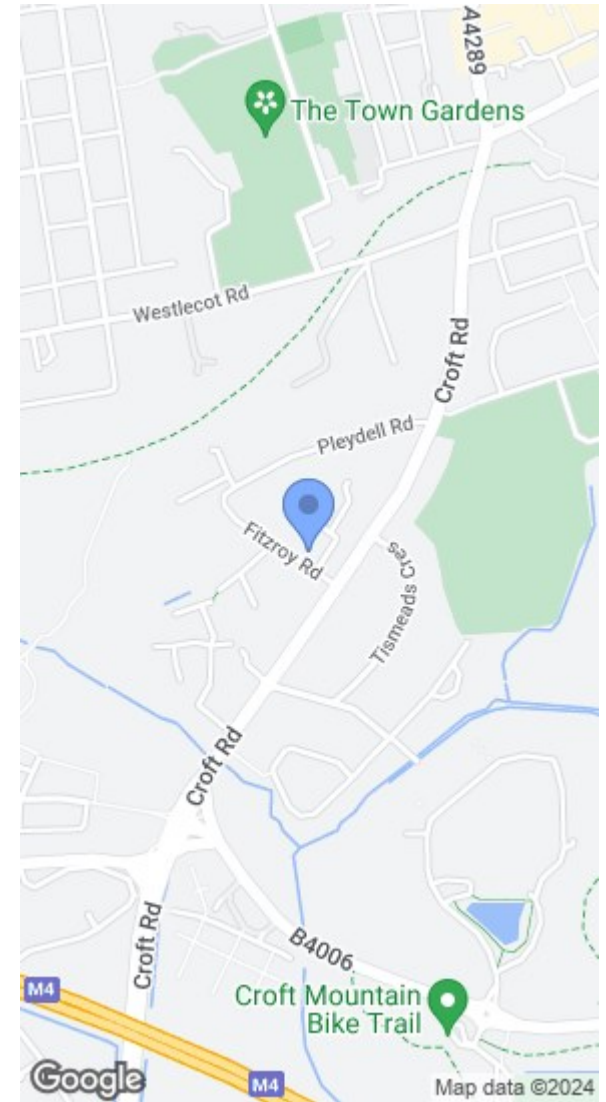








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating				
	Current	Potential		Current	Potential	
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>				(81-91) <b>A</b>		
(81-91) <b>B</b>				(69-80) <b>B</b>		
(69-80) <b>C</b>				(55-68) <b>C</b>		
(55-68) <b>D</b>				(39-54) <b>D</b>		
(39-54) <b>E</b>				(21-38) <b>E</b>		
(21-38) <b>F</b>				(1-20) <b>F</b>		
(1-20) <b>G</b>				Not environmentally friendly - higher CO <sub>2</sub> emissions		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>				<b>England &amp; Wales</b>		
	EU Directive 2002/91/EC				EU Directive 2002/91/EC	