



21A St. Philips Road, Swindon, SN2 7QH
Offers In Excess Of £260,000

SWINDON
HOMES 
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**** NO CHAIN ** THREE DOUBLE BEDROOMS ** PUT YOUR STAMP ON A HOME ****

Welcome to St. Philips Road, Swindon - a charming semi-detached house with endless potential! This property boasts over 1000 sq ft of living space, featuring three double bedrooms perfect for a growing family or those in need of extra space.

The property also offers a large enclosed rear garden, providing a great outdoor space for gardening enthusiasts or summer gatherings with friends and family.

Although in need of some refurbishment, this property presents a fantastic opportunity to create a personalised space tailored to your tastes and preferences.

Don't miss out on the chance to transform this house into your dream home. Contact us today to arrange a viewing and unlock the full potential of this delightful property on St. Philips Road!

Entrance Hall

2'11" x 10'0" (to stairs) (0.9 x 3.06 (to stairs))

Wooden front door with window, radiator, door to dining room, stairs to 1st floor

Lounge

11'3" x 10'10" (3.45 x 3.31)

UPVC double glazed bay window to front aspect, storage cupboard under window, radiator

Dining Room

12'0" x 10'5" (3.68 x 3.2)

Two under stairs storage cupboards, door to kitchen, wooden glazed double doors to rear garden, radiator





Kitchen

9'3" x 12'10" (2.82 x 3.93)

Kenwood gas oven with five burner gas hob above, a selection of eye and base level units, stainless steel wash basin with mixer tap, space for washing machine, space for dishwasher, space for fridge freezer, space for tumble dryer, wooden glazed window to side aspect, double doors to conservatory

Conservatory

8'8" x 10'11" (2.66 x 3.35)

brick base with UPVC window surround, plastic roofing, radiator

Landing

5'5" x 10'9" (1.66 x 3.28)

Doors to all bedrooms and bathroom, stairs from ground floor, access to boarded loft, radiator

Bedroom One

9'4" x 13'1" (2.87 x 4)

Two uPVC double glazed windows to side and rear aspect, access to boarded loft, radiator

Bedroom Two

11'9" into 8'9" x 10'11" (3.6 into 2.68 x 3.33)

Wooden double glazed window to front aspect radiator

Bedroom Three

8'10" x 10'7" (2.7 x 3.24)

uPVC double glazed window to rear aspect, radiator



Bathroom

approx. 5'4" x 7'9" (approx. 1.64 x 2.37)

Pedestal wash basin, low level WC, wood panelled bath with electric shower, storage cupboard, radiator, wooden privacy glazed window to front aspect

Rear Garden

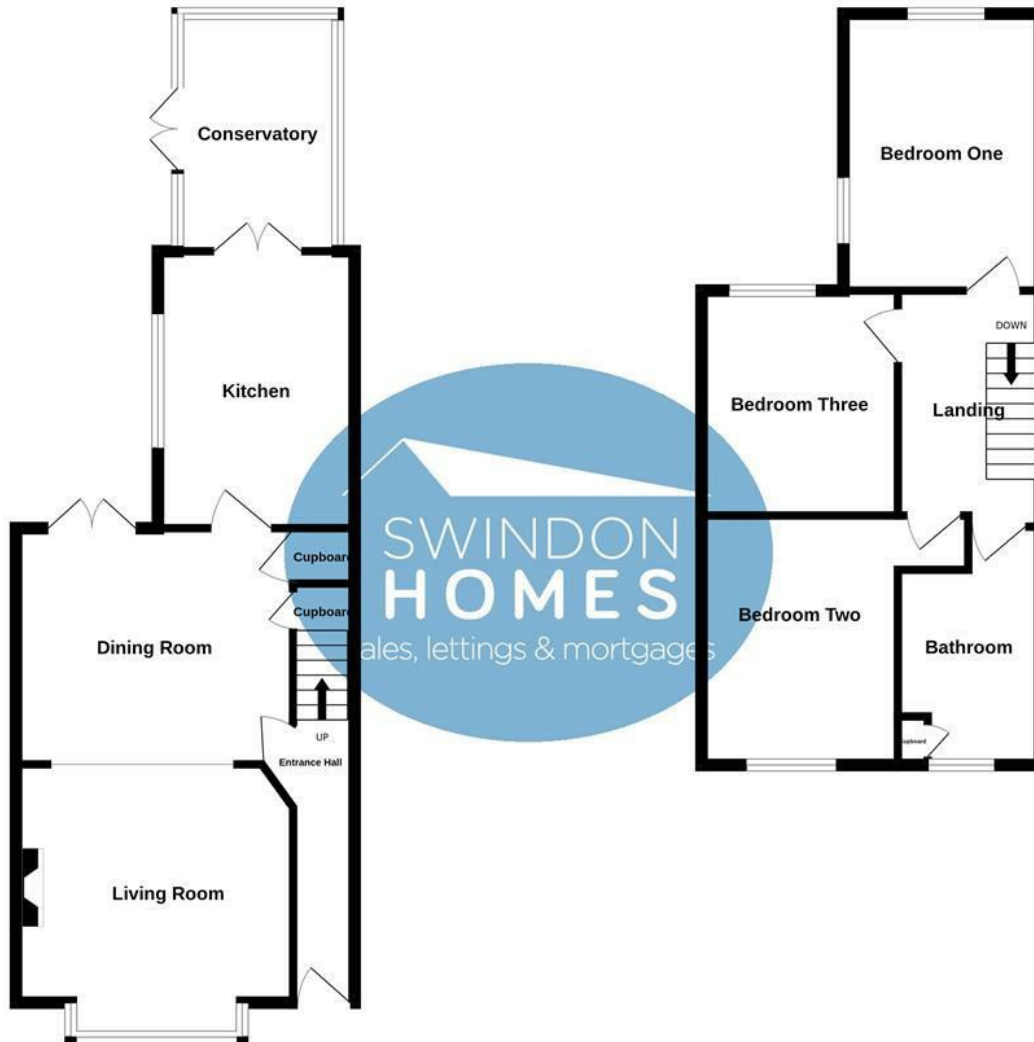
Side access leading to patio area, established enclosed rear garden with lawn leading to flowerbeds and garage at the rear



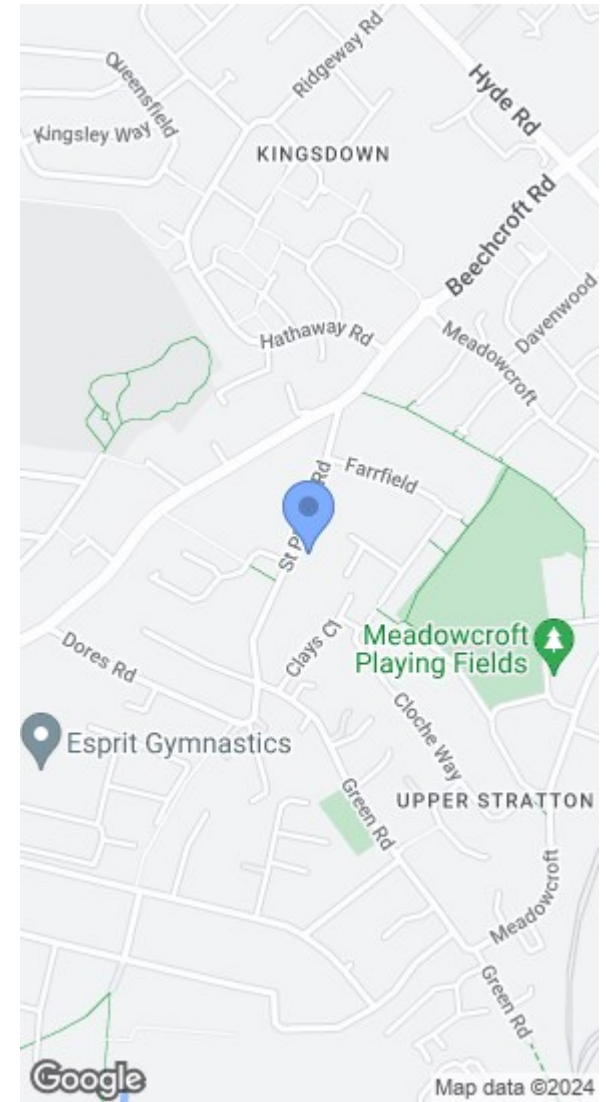


GROUND FLOOR

1ST FLOOR



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 ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(82 plus) A		
(81-91) B			(69-80) B		
(69-80) C			(55-68) C		
(55-68) D			(39-54) D		
(39-54) E			(21-38) E		
(21-38) F			(1-20) F		
(1-20) G			Not environmentally friendly - higher CO ₂ emissions		
Not energy efficient - higher running costs					
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	