



10 Knowlands, Highworth, Swindon, SN6 7NB
£270,000

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Welcome to this charming semi-detached house located in the delightful area of Knowlands, Highworth. This property boasts a spacious reception room, perfect for entertaining guests or relaxing with your family. With three cosy bedrooms, there's plenty of space for everyone to enjoy.

Although the property is in need of modernisation, this presents a fantastic opportunity for you to put your own stamp on it and create the home of your dreams. The addition of a downstairs WC adds convenience to your daily life, while the integral garage provides ample storage space.

Situated in a sought-after location with no onward chain, this property offers great potential for those looking to make a house a home. Don't miss out on the chance to transform this property into a beautiful and comfortable living space tailored to your tastes. Contact us today to arrange a viewing and start envisioning the possibilities that this property holds for you.

Entrance Porch

4'3" x 3'7" (1.3 x 1.1)

UPVC privacy glazed front door, door to living room

Living Room

14'6" x 15'1" (4.42 x 4.62)

UPVC double glazed window to front, wall mounted gas heater, radiator, stairs to 1st floor

Kitchen/ Diner

14'5" x 9'2" into 11'1" (4.41 x 2.8 into 3.38)

Selection of eye and baselevel units, Freestanding electric oven and hob Single basin stainless steel sink, space for dining table, UPVC sliding door to conservatory, door to rear lobby, window to rear





Conservatory

14'2" x 7'2" (4.33 x 2.2)

UPVC surround with doors to garden, UPVC roof

Rear Lobby

2'10" x 7'11" (0.87 x 2.43)

Door to garage, Sliding door to WC/utility, UPVC double glazed door to garden

W.C. / Utility

4'7" x 7'2" (1.4 x 2.2)

Low level WC plumbing for washing machine privacy glazed window to rear, wall mounted electric bar heater

Garage

8'5" x 15'10" (2.58 x 4.84)

Up and over garage door, power and light

Stairs and Landing

6'2" x 7'10" (1.9 x 2.4)

Stairs from ground floor, window to side aspect, access to loft (part boarded and insulated), airing cupboard with water tank and ideal classic boiler

Bedroom One

8'2" x 12'9" (2.5 x 3.9)

Built in storage, UPVC window to front, radiator



Bedroom Two

7'10" x 9'2" (2.4 x 2.8)

Built in storage, UPVC window to rear, radiator

Bedroom Three

6'2" x 9'10" into 6'10" (1.9 x 3 into 2.1)

Over stairs storage cupboard, UPVC window to front, radiator

Bathroom

6'2" x 6'2" (1.9 x 1.9)

Bath with shower above, pedestal wash basin, low level WC, radiator, privacy glazed window to rear aspect

Rear Garden

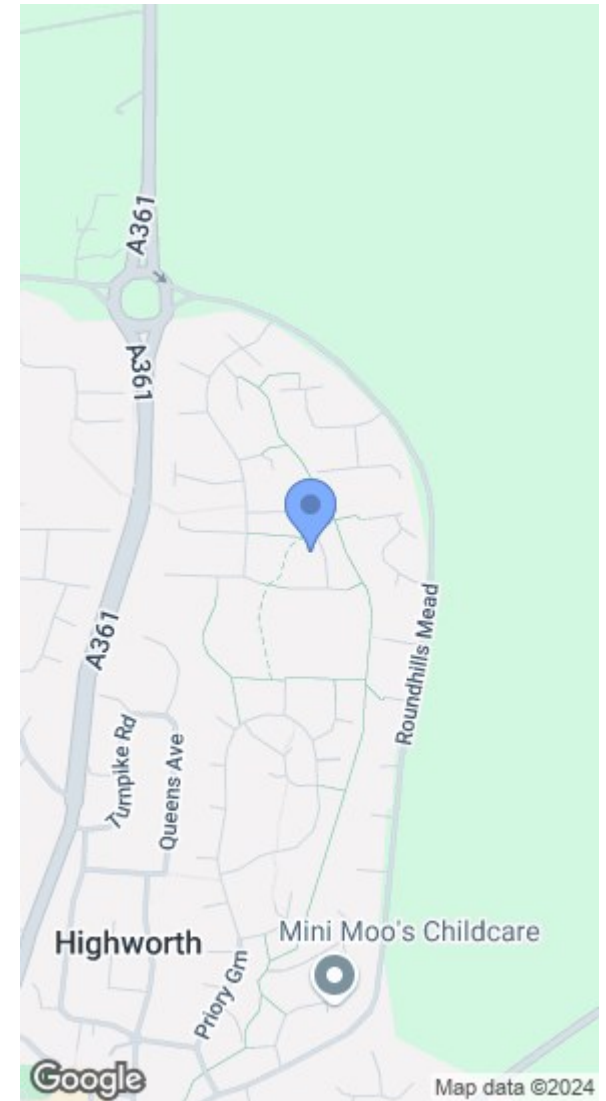
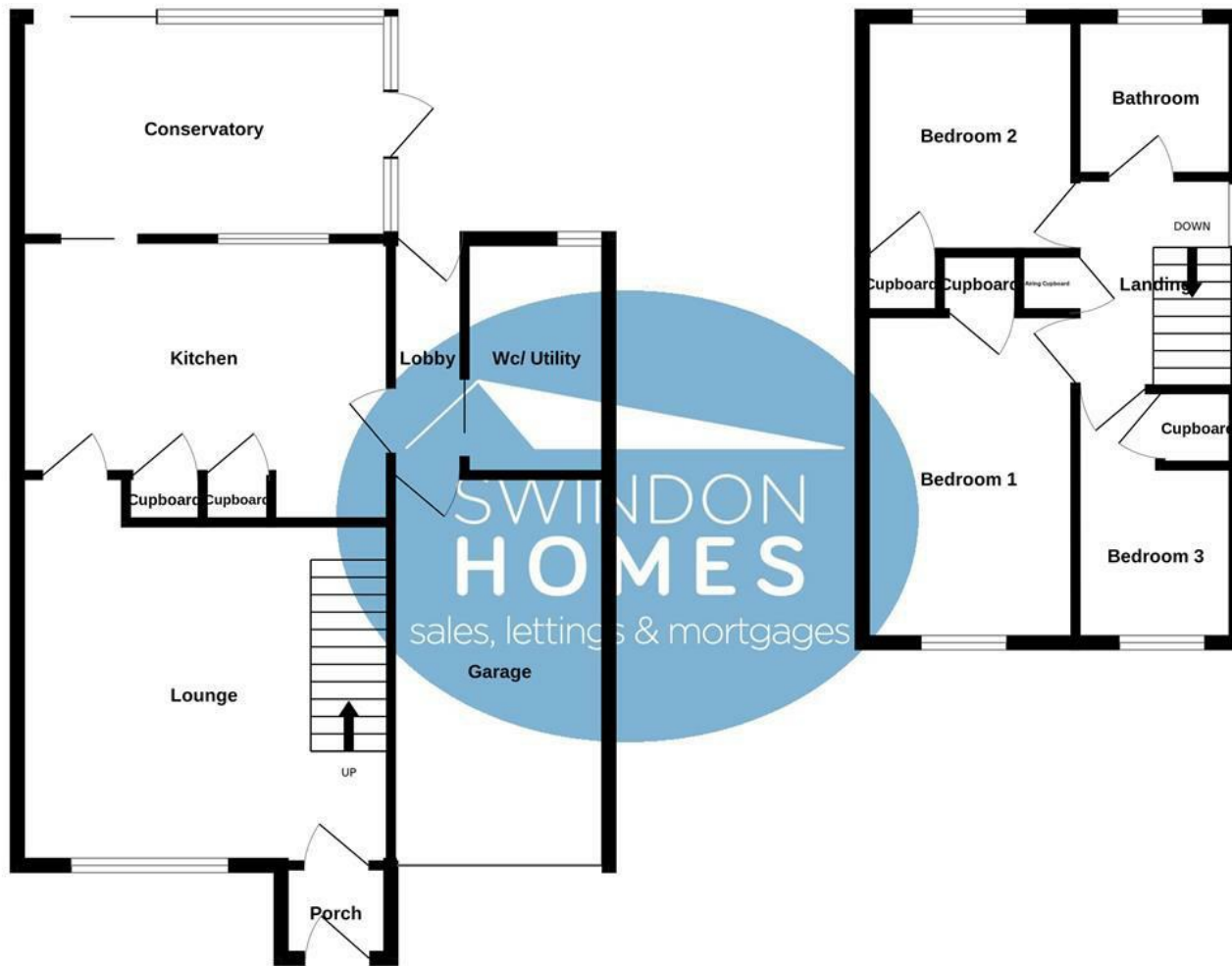






GROUND FLOOR

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			86	(92 plus) A		
(81-91) B				(81-91) B		
(69-80) C			(69-80) C			
(55-68) D		62	(55-68) D			
(39-54) E			(39-54) E			
(21-38) F			(21-38) F			
(1-20) G			(1-20) G			
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC	