



9 Pewsham Road, Swindon, SN2 5EL  
£220,000

SWINDON  
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**\*\* THREE BEDROOMS \*\* NO ONWARD CHAIN \*\***  
Unexpectedly back on the market'

Swindon Homes are pleased to offer this three bedroom terraced home in Penhill, Swindon.

The accommodation comprises: entrance hall, living room, dining room, downstairs WC, kitchen with three bedrooms and a bathroom to the upstairs

Further benefits include driveway parking for two cars, an enclosed rear garden and gas central heating.

This house is located close to bus routes and local schools and amenities. Viewing is highly advised!

#### **Entrance Hall**

5'10" x 6'11" (1.79 x 2.13)

UPVC entrance door, door to living room, archway to kitchen, stairs to 1st floor, radiator

#### **Living Room**

10'0" x 17'8" (3.05 x 5.4)

UPVC tilt and turn window to front aspect, electric fire (untested), double doors to dining room, radiator

#### **Dining Room**

6'9" into 9'8" x 15'5" into 7'0" (2.08 into 2.97 x 4.71 into 2.14)

UPVC window to rear aspect, 2x radiators, door to WC

#### **Kitchen**

6'1" into 12'3" x 17'0" (1.85m into 3.73m x 5.18m)

UPVC privacy glazed door to front, window and door to rear, units at eye and base level with rolled edge worktop, single basin stainless steel sink with mixer tap, freestanding gas cooker with extractor fan over, Worcester Combi boiler, space and plumbing for washing machine, under stairs storage cupboard





### Stairs and Landing

8'9" x 25'1" into 3'0" (2.67 x 7.67 into 0.92)

Stairs from ground floor, doors to all bedrooms and bathroom, window to rear

### Bedroom One

12'2" into 8'8" x 11'1" x 4'8" (3.73 into 2.66 x 3.39 x 1.44)

UPVC window to front aspect, over stairs storage cupboard, radiator

### Bedroom Two

10'2" x 6'6" (3.1 x 2)

UPVC window to front, access to loft, radiator

### Bedroom Three

7'2" into 5'10" x 10'0" (2.19 into 1.78 x 3.05)

UPVC window to rear, radiator

### Bathroom

6'0" x 6'1" (1.83 x 1.86)

Privacy glazed window to rear, low-level WC, pedestal wash basin, bath with shower above, extractor fan, radiator

### Rear Garden

Patio area leading to decking, brick built barbecue

### Driveway

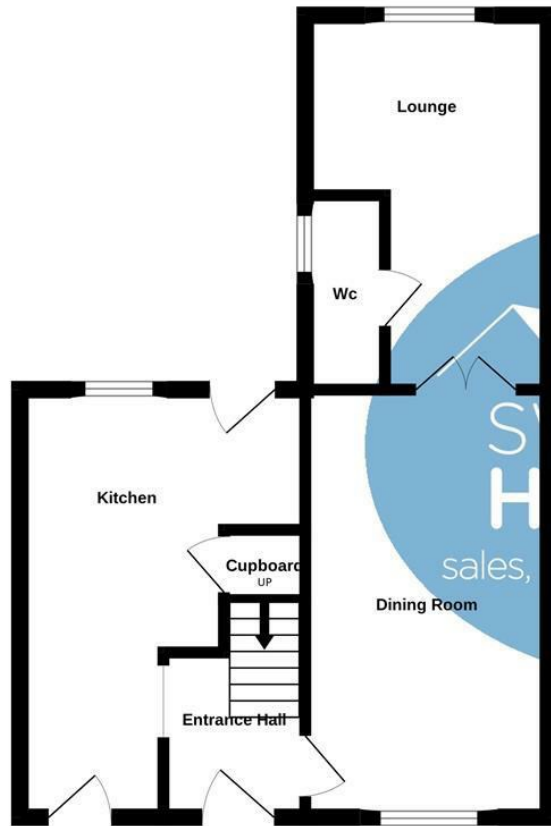
Parking for 2 cars



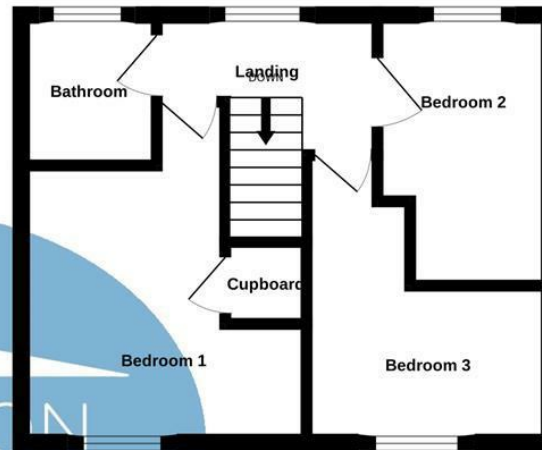




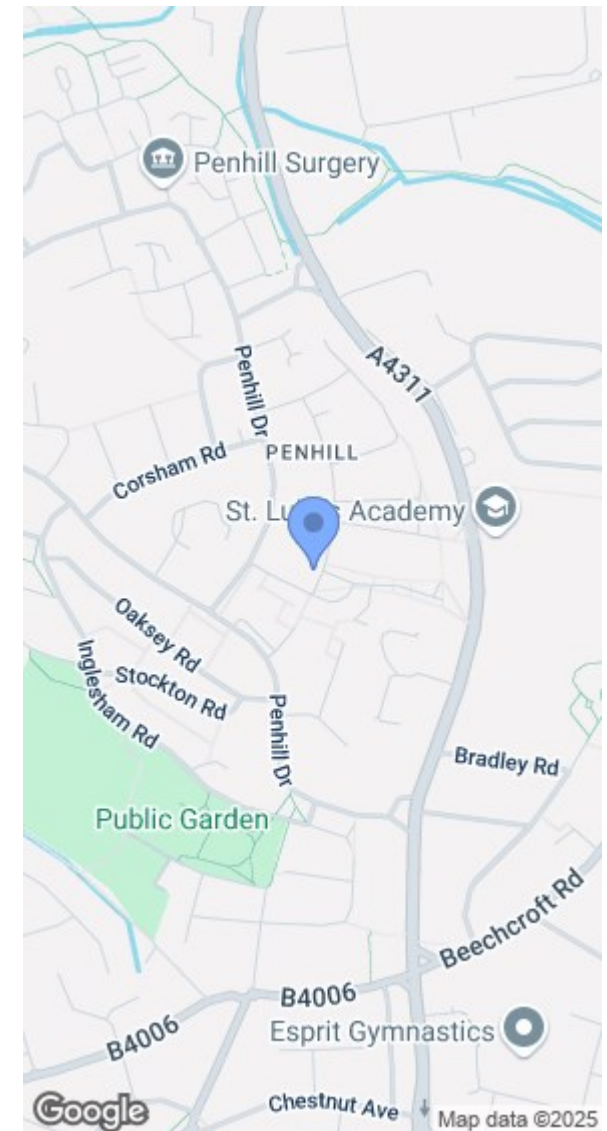
GROUND FLOOR



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