



90 Castleton Road, Middleleaze, Swindon, SN5 5GD
Offers In Excess Of £255,000

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Swindon Homes are pleased to market this immaculately presented three bedroom, mid-terraced property situated in a quite cul-de-sac in Middleleaze, Swindon.

The accommodation comprises: entrance hall, lounge, kitchen / diner, two double bedrooms, a good size single and a family bathroom. The loft is fully boarded with a wooden loft ladder for access. Further benefits include gas central heating with Hive control, uPVC windows and doors, remote controlled phillips hue room lights, an enclosed low maintenance rear garden with rear access. The front of the house has power and a hose pipe tap. The property is close to local shops, bus routes and schools with easy access to the M4 if required.

Small Front Garden

Path to front door under open porch, door to shelved storage cupboard, paved area with low brick wall surround, wall mounted electric point and water tap.

Entrance Hall

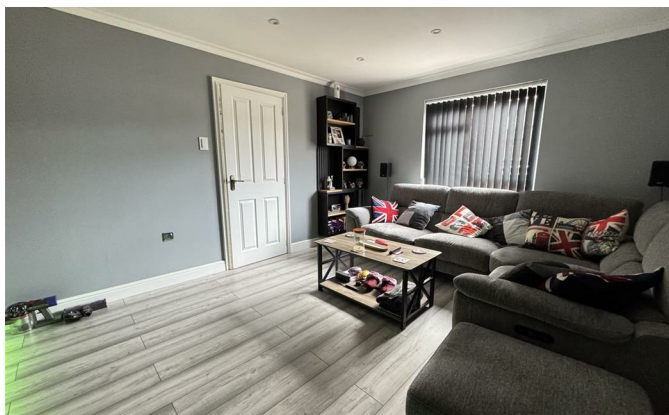
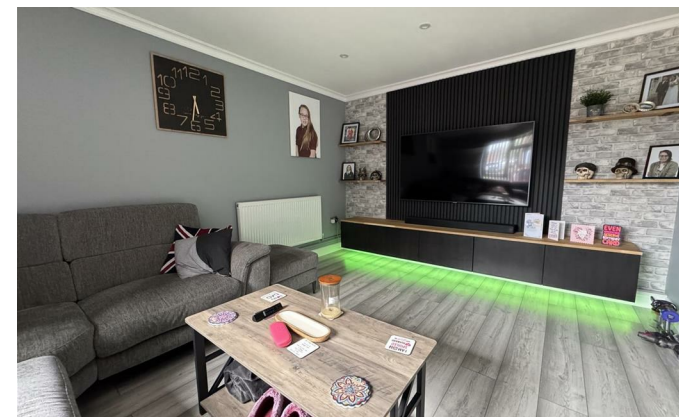
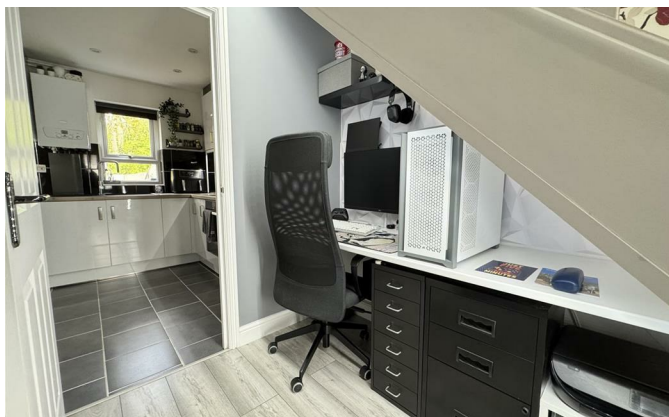
15' x 5'9" (4.57m x 1.75m)

Half glazed uPVC entrance door, radiator, stairs to first floor, doors to lounge and kitchen,, under stairs alcove for storage or a work station, laminate flooring.

Lounge

14'2" x 11'4" (4.32m x 3.45m)

uPVC window with fitted blinds to front aspect. Radiator, storage unit, remote lighting.





Kitchen / Diner

8'7" x 17' (2.62m x 5.18m)

uPVC window with fitted blinds and patio doors to rear aspect.. A modern fitted kitchen with a selection of white units at both eye and base level, matching work tops and part tiled walls, integrated Neff hob and oven with extractor over, composite sink unit with mixer tap over, wall mounted Baxi combi boiler, space and plumbing for washing machine and dishwasher, space for large fridge / freezer, remote down lights., tiled flooring.

The dining area has matching custom built breakfast bar [seating for for four - five] storage cupboards and draws under.

Stairs to First Floor

landing 8'6" x 7'9" (landing 2.59m x 2.36m)

From hallway stairs with balustrade to first floor landing, doors to all bedrooms and family bathroom, access via pull down wooden steps to insulated and boarded loft space with power and light..

Family Bathroom

8' x 5'7" (2.44m x 1.70m)

uPVC opaque window to rear access. A modern bathroom with a double walk in shower with electric thermostatic controlled water temp, integrated low level WC, integrated wash basin with mixer tap over, heated towel rail, part tiled walls, tiled flooring, remote down lights.

Bedroom One

14'1" into 12'2" x 9'05" (4.29m into 3.71m x 2.87m)

uPVC window with fitted blinds to front aspect, radiator, two double wardrobes, laminate flooring, remote down lights.



Bedroom Two

9'16" x 9'05" (2.74m x 2.87m)

uPVC window with fitted blinds to rear aspect, radiator, laminate floor.

Bedroom Three

9'2" x 8'2" (2.79m x 2.49m)

uPVC window with fitted blinds to front aspect, radiator, built in raised single bed with storage under.

Rear Garden

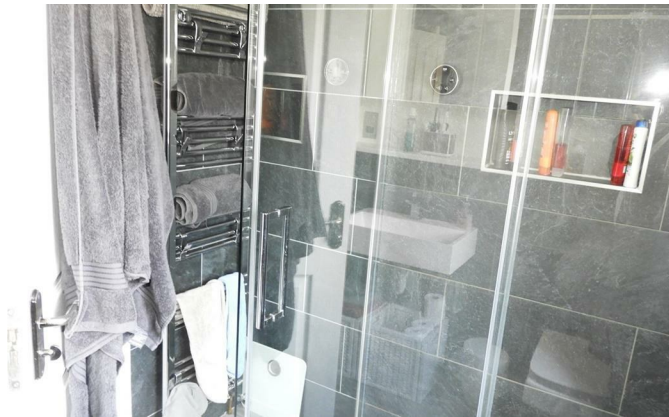
approx 36' x 17' (approx 10.97m x 5.18m)

A well proportioned easy maintenance rear garden consisting decking with seat to rear of property, wall mounted electrical point and spot light, steps down to paved area door with brick storage shed, built in barbeque, astra turf lawn small storage shed, gate for rear access, all enclosed with painted wooden fencing.

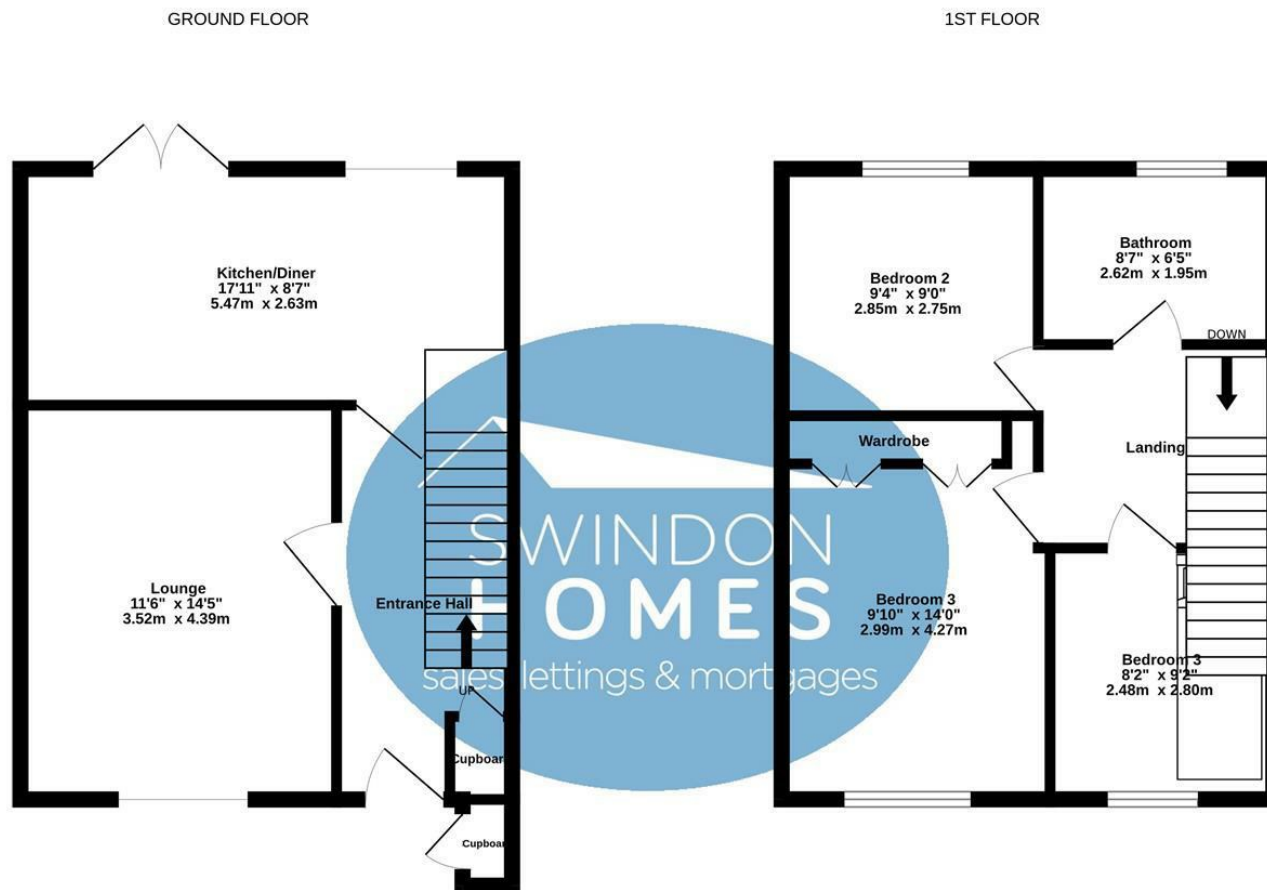
Parking

Parking is in parking bays to front of property.

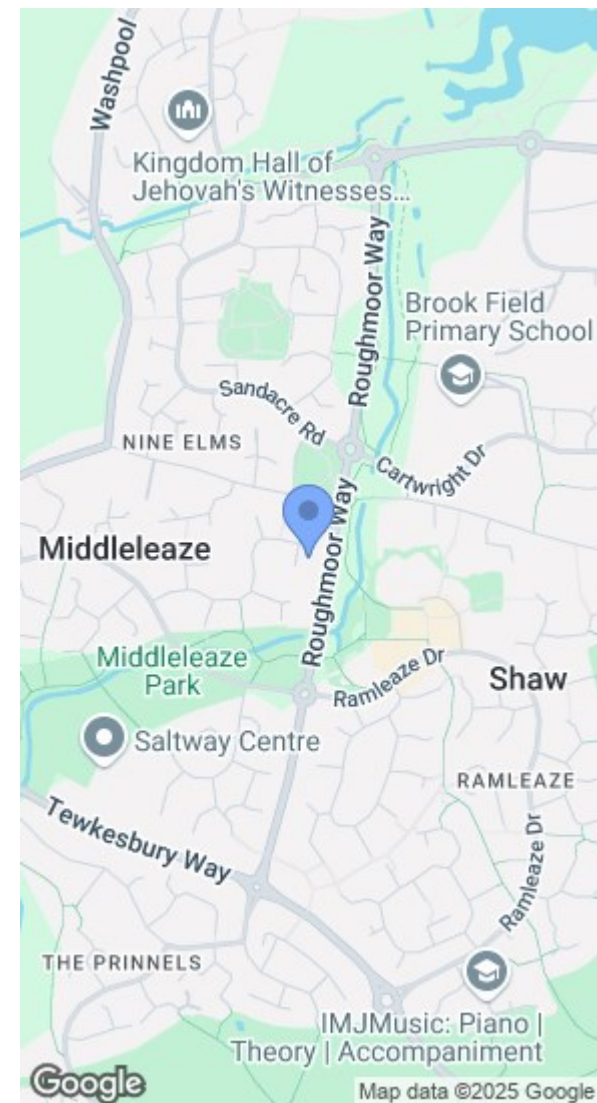








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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		89	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C	74		(69-80) C		
(55-68) D			(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	