



10 Honiton Road, Park, Swindon, Wiltshire, SN3 2AD
£220,000

SWINDON
HOMES sales, lettings & mortgages

**** NO ONWARD CHAIN ** TWO BEDROOMS ****
GREAT FIRST TIME BUY OR INVESTMENT
OPPORTUNITY **

Swindon Homes are pleased to market this two bedroom, semi-detached home on Honiton Road, Swindon. The property has been freshly repainted and the carpets have been removed, allowing you to add your personal touch and style. This blank canvas is perfect for those looking to stamp their individuality on their new home.

The property comprises downstairs: entrance hall, downstairs WC, living room, kitchen. The upstairs comprises two good sized bedrooms and a shower room.

Outside, the property benefits from driveway parking for one car, with scope to add more parking space. The enclosed rear garden offers a good outdoor space, with side access and two storage sheds with power.

With no onward chain, this property is ready for a swift transaction. Whether you are looking for a new home to live in or seeking a promising investment opportunity, this house on Honiton Road is not to be missed

Front of Property

Enclosed front garden with driveway parking for one car, with scope to add more parking

Entrance Hall

5'10" x 4'0" (1.8 x 1.24)

uPVC entrance door, stairs to first floor, door to WC, door to living room, radiator

W.C.

3'1" x 3'6" (0.96 x 1.09)

Low level wc, wall mounted wash basin, understairs storage cupboard





Living Room

12'7" into 11'1" x 18'2" (3.84 into 3.4 x 5.56)

uPVC window to front and rear, radiator x2, door to kitchen

Kitchen

7'4" into 5'10" x 7'3" into 9'2" (2.24 into 1.8 x 2.23 into 2.8)

uPVC window to rear, warm air vent heating, stainless steel wash basin with mixer tap, gas oven with four burner hob, extractor fan, understairs larder cupboard, units at eye and base level, space and plumbing for washing machine, space for fridge freezer, uPVC double glazed door to garden

Stairs & Landing

6'11" x 2'11" (2.13 x 0.9)

Stairs from ground floor, uPVC window to side aspect, storage cupboard, doors to bedrooms, door to shower room, radiator

Bedroom One

15'10" into 11'3" x 9'0" (4.85 into 3.45 x 2.76)

uPVC window to front, over stairs airing cupboard with ideal combi boiler

Bedroom Two

11'5" x 8'10" (3.5 x 2.7)

uPVC window to rear, radiator

Shower Room

6'10" into 4'6" x 5'6" into 3'1" (2.1 into 1.38 x 1.68 into 0.95)

Shower cubicle with electric shower, low level WC, pedestal wash basin, heated towel rail, window to rear

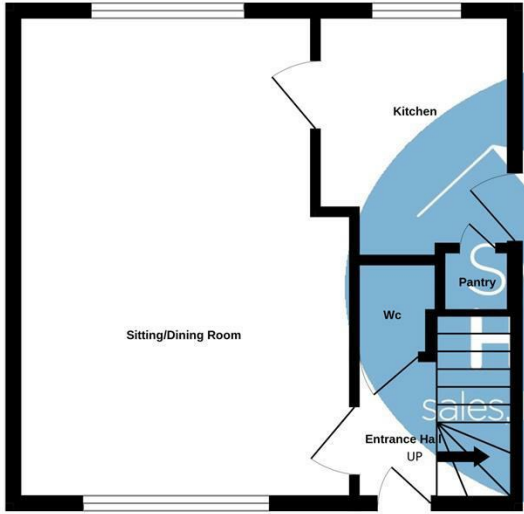
Rear Garden

Enclosed rear garden with side access, patio area, lawn, 2x storage sheds with power and light

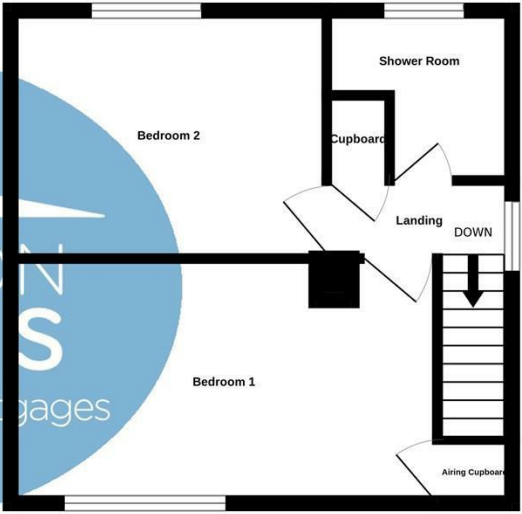




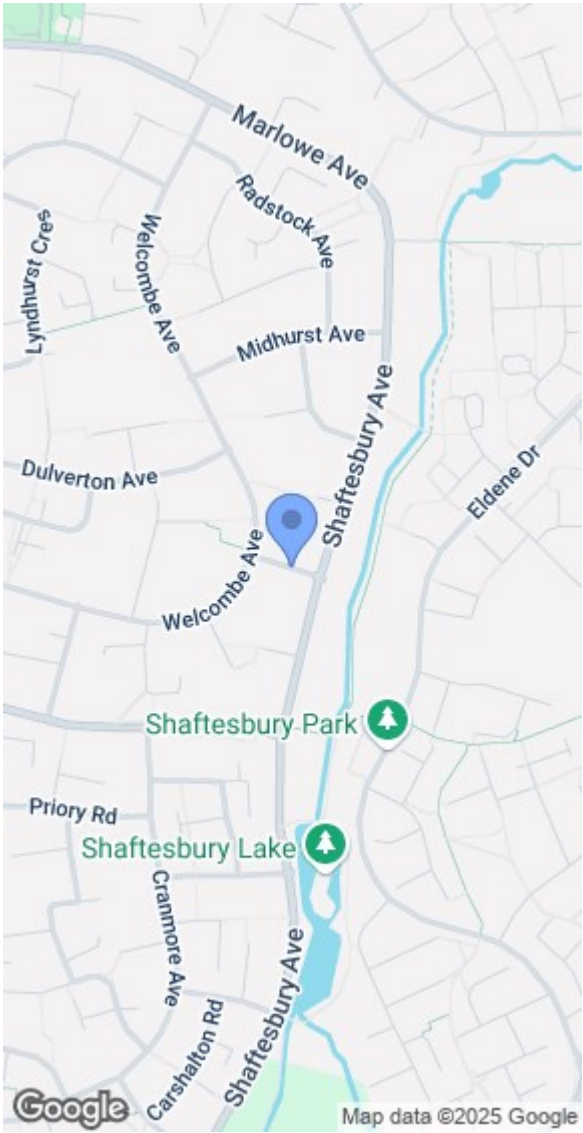
GROUND FLOOR



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

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