



21 Withering Road, Angel Ridge, Swindon, SN1 4GU  
£350,000

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Nestled on Withering Road in the desirable area of Angel Ridge, Swindon, this charming semi-detached house boasts three generously sized bedrooms, with the master bedroom featuring an ensuite bathroom.

The well-designed layout includes a two reception rooms, ideal for entertaining guests or enjoying family time. The house is equipped with two bathrooms with an additional downstairs WC, ensuring plenty of facilities available.

One of the standout features of this home is the abundance of storage space, making it easy to keep your living areas tidy and organised. Additionally, the property benefits from driveway parking, providing a secure and convenient place for your vehicle.

Situated in a good area, this home is conveniently located near local schools, making it an excellent choice for families. With its appealing features and prime location, this semi-detached house on Withering Road is a wonderful opportunity for those seeking a comfortable and practical living space in Swindon.

#### **Entrance Hall**

**6'5" x 11'1" (1.96 x 3.4)**

Entrance door, window to front, door to living room, door to WC, door to dining room, door to kitchen, stairs to first floor, radiator





### Kitchen

13'1" x 8'0" (4 x 2.45)

Window to rear, units at eye and base level with matching worktop, integrated electric fan oven with four burner gas hob and extractor fan over, one and a half basin stainless steel sink, space and plumbing for washing machine, space for tingle drier, space for fridge/ freezer, large understairs storage cupboard, uPVC door to rear garden, radiator

### W.C.

approx. 5'6" x 7'8" (approx. 1.7 x 2.34)

Window to front, low level W.C., pedestal wash basin, radiator

### Landing

approx. 10'5" x 3'3" (approx. 3.2 x 1)

Window to rear, doors to all bedrooms and bathroom

### Master Bedroom

12'4" x 11'9" (3.77 x 3.6)

Window to rear, door to en-suite, storage cupboard, radiator

### Bedroom Two

max. approx. 13'1" x 12'9" (max. approx. 4 x 3.9)

Window to front, airing cupboard with hot water tank, access to loft, radiator

### Bedroom Three

10'7" x 8'6" (3.25 x 2.6)

uPVC double doors to Juliet balcony, radiator

### Bathroom

6'5" x 7'6" (1.96 x 2.3)

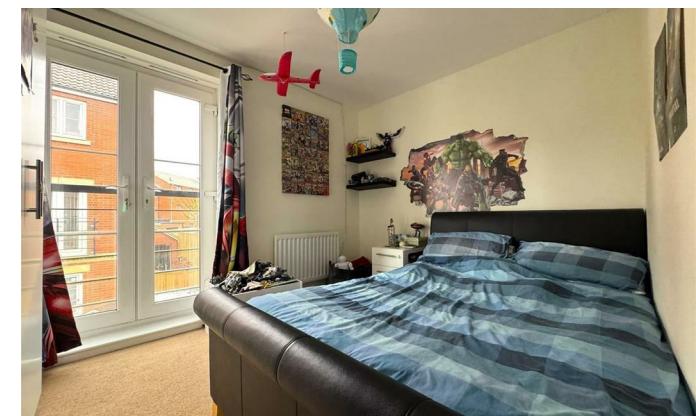
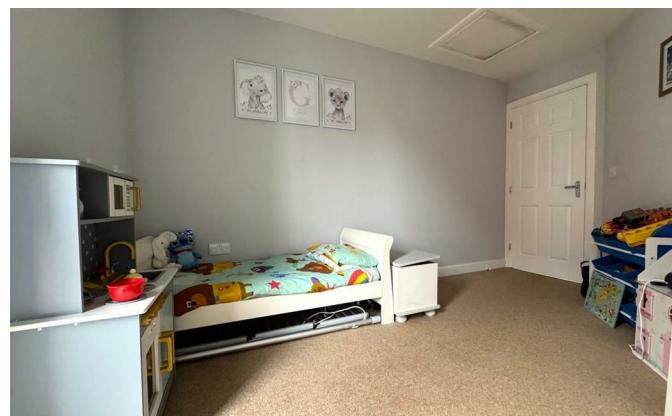
Window to rear, bath with shower over, pedestal wash basin, low level wc, radiator

### Rear Garden

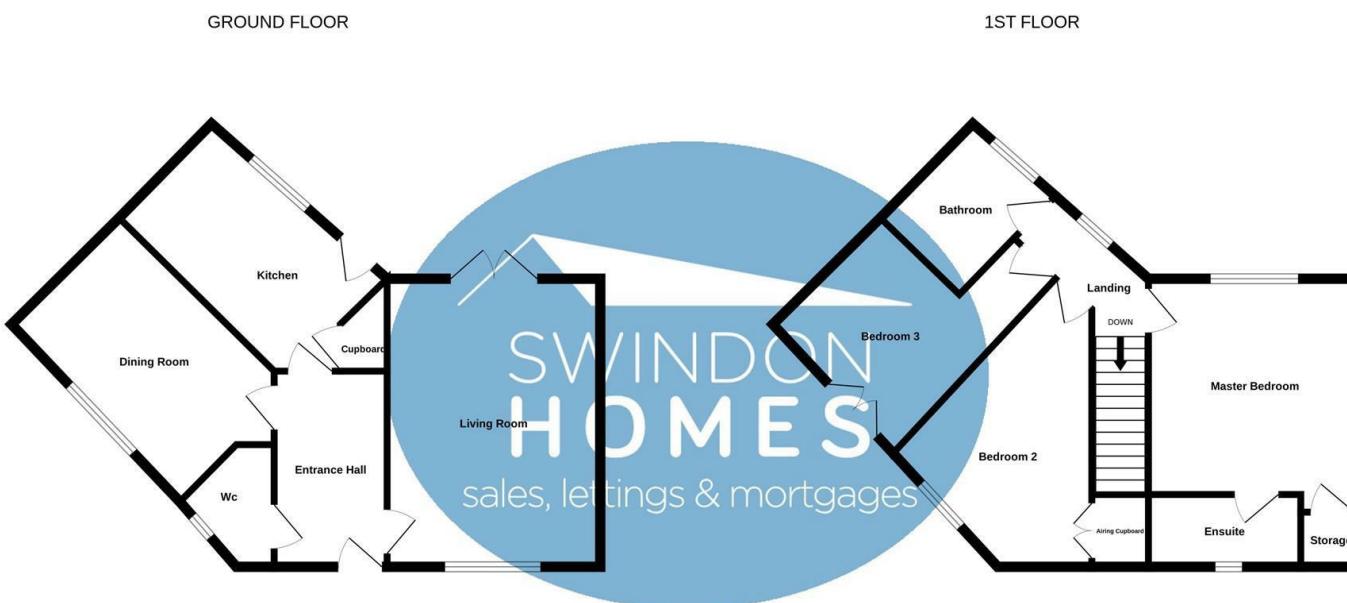
Enclosed rear garden laid to lawn, gated parking space, access to garage

### Garage

Roller door, side door, power and light

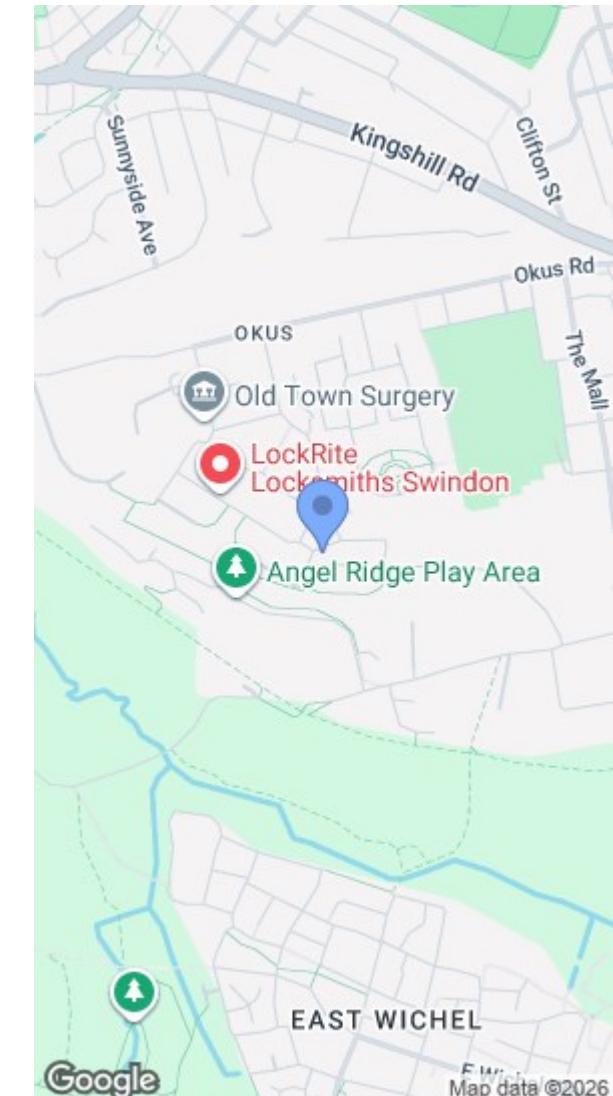






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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	78	88
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
EU Directive 2002/91/EC			