



7 Austin Road, Swindon, SN5 7FT

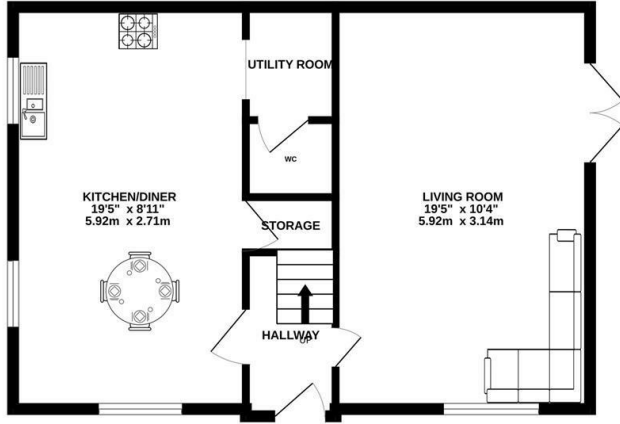
**Guide price £339,500**

NO ONWARD CHAIN ..SIX YEARS OLD...Resides Swindon are delighted to be marketing this STUNNING Bellway build home set in the sought after location of West Swindon. Beautifully presented throughout this property consists, downstairs WC, lounge, open plan fully fitted kitchen/dining room with a storage cupboard, utility room. To the first floor houses three bedrooms with an en suite shower room to the main and the family bathroom. A very deceptive and sizable home. The garden is low maintenance which is part lawn and has a patio area and gate leading to the larger than average garage with power/light and driveway parking. The property benefits a water softener. EARLY VIEWINGS RECOMMENDED TO AVOID DISAPPOINTMENT.

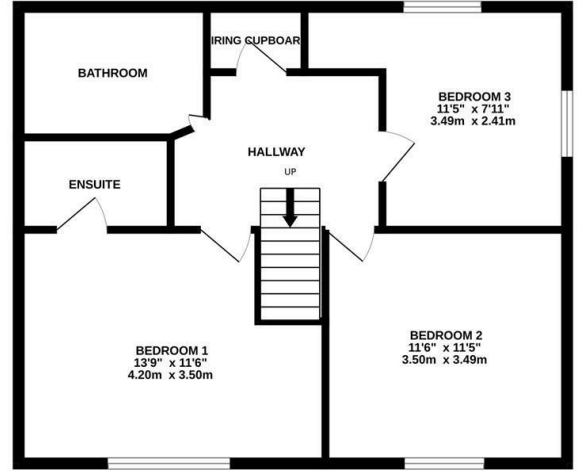


# Floor Plan

**GROUND FLOOR**  
576 sq.ft. (53.5 sq.m.) approx.



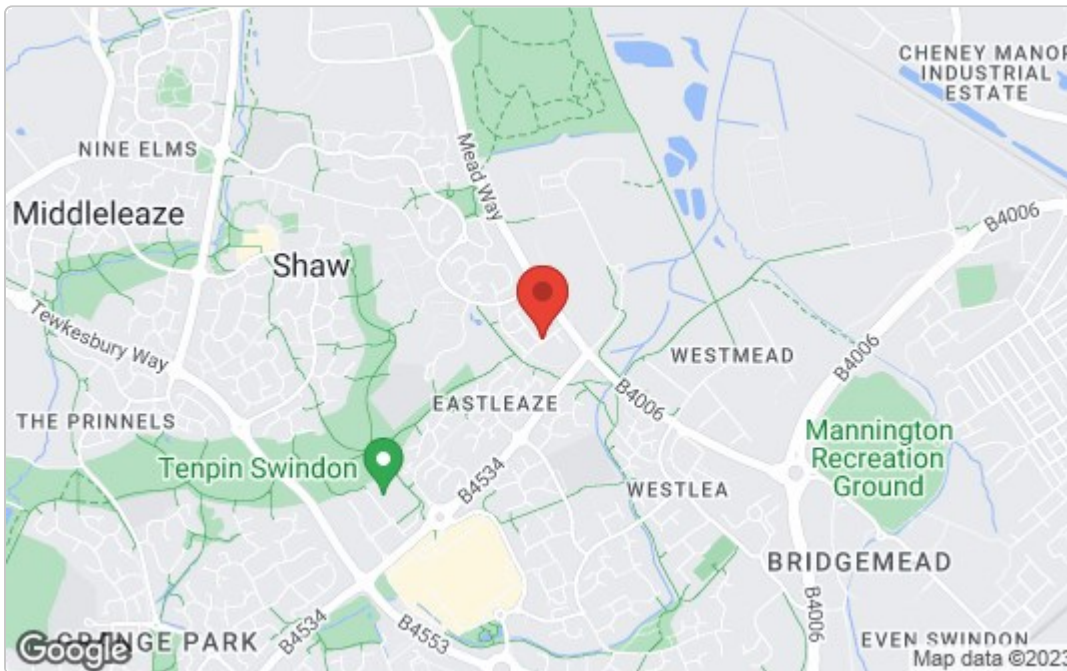
**FIRST FLOOR**  
621 sq.ft. (57.6 sq.m.) approx.



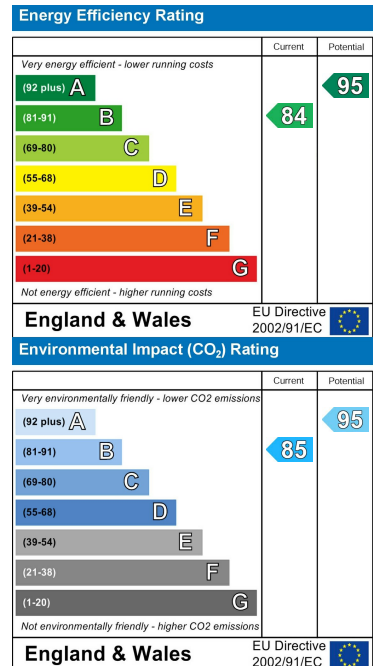
**TOTAL FLOOR AREA : 1197 sq.ft. (111.2 sq.m.) approx.**

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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## Area Map



## Energy Efficiency Graph



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