



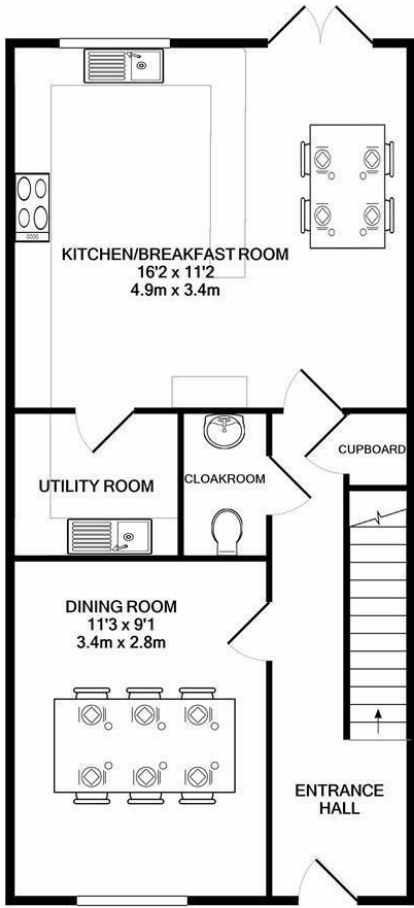
4 Elgar Close, Swindon, SN25 2HG

Guide price £350,000

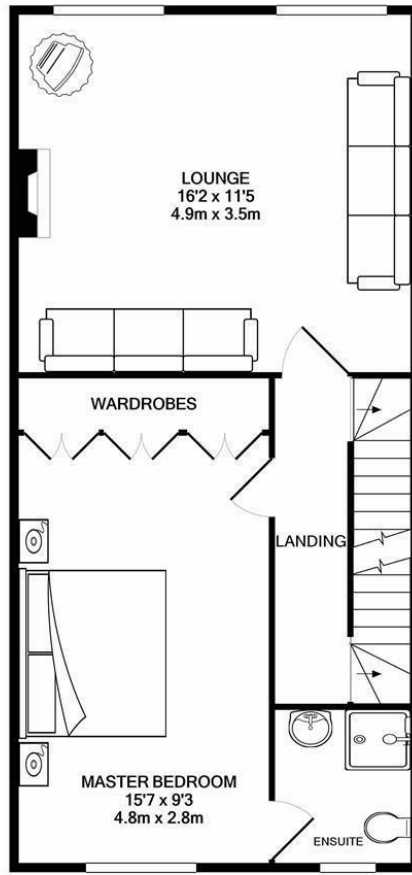
Resides Swindon are delighted to be marketing this STUNNING AND IMMACULATELY PRESENTED 4 bedroom sizeable town house. The accommodation comprises, entrance hall, downstairs WC, spacious kitchen/breakfast room with integrated appliances. Also on the ground floor is the dining room or a second lounge and a separate utility room. To the first floor is a large lounge and the main bedroom with fitted wardrobes and a double shower en suite. To the second floor has three good size bedrooms with bedroom two benefiting an en suite and fitted wardrobes, also on this floor is the family bathroom and access to a large loft space. To the rear is a lovely low maintenance garden with a decking area this then leads to TWO SINGLE GARAGES in a block at the rear..

EARLY VIEWINGS RECOMMENDED TO AVOID DISAPPOINTMENT.

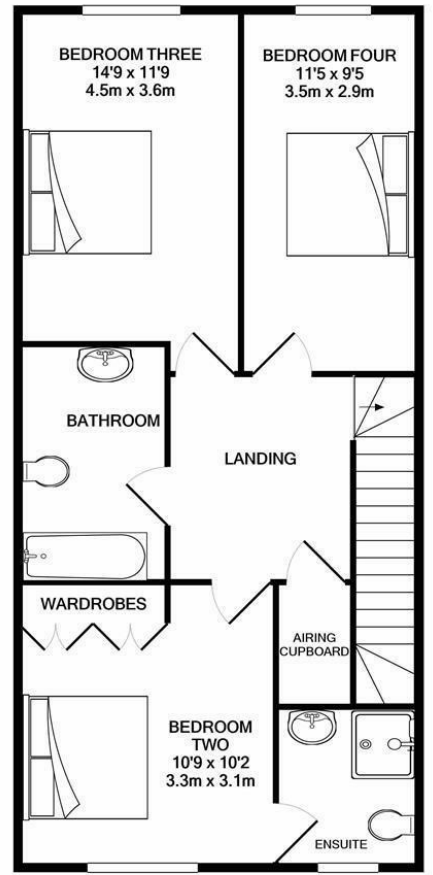
Floor Plan



GROUND FLOOR



1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.