



**6 Harbour Meadow, Swindon, SN25 3DA**

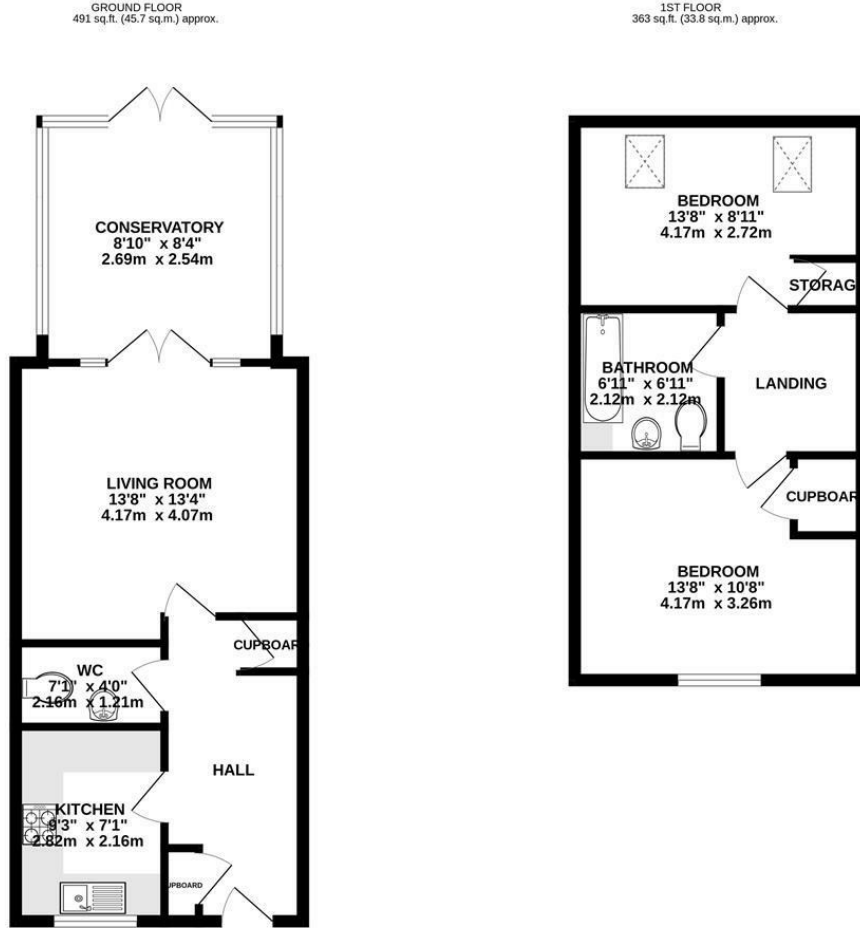
**Guide price £249,995**

Resides Swindon are delighted to be marketing this STUNNING, SIZEABLE TWO DOUBLE BEDROOM end terrace home set in a quiet and sought after location. The property has been updated to a high standard with a newly fitted

WREN kitchen with a quartz worktop, NEFF combination microwave and grill, NEFF slide and hide oven, Neff induction hob with extractor, bosch dishwasher and a Hotpoint fridge freezer all integrated. Also newly fitted is a composite front door. The accommodation comprises, large entrance hall, storage cupboard, kitchen, downstairs WC, lounge and large conservatory. To the first floor houses two double bedrooms and the family bathroom with a illuminated mirror that demists and a shaver socket inside. To the rear is a low maintenance rear garden with ACCESS TO THE BACK. This property also benefits two parking spaces. EARLY VIEWINGS RECOMMENDED TO AVOID DISAPPOINTMENT.



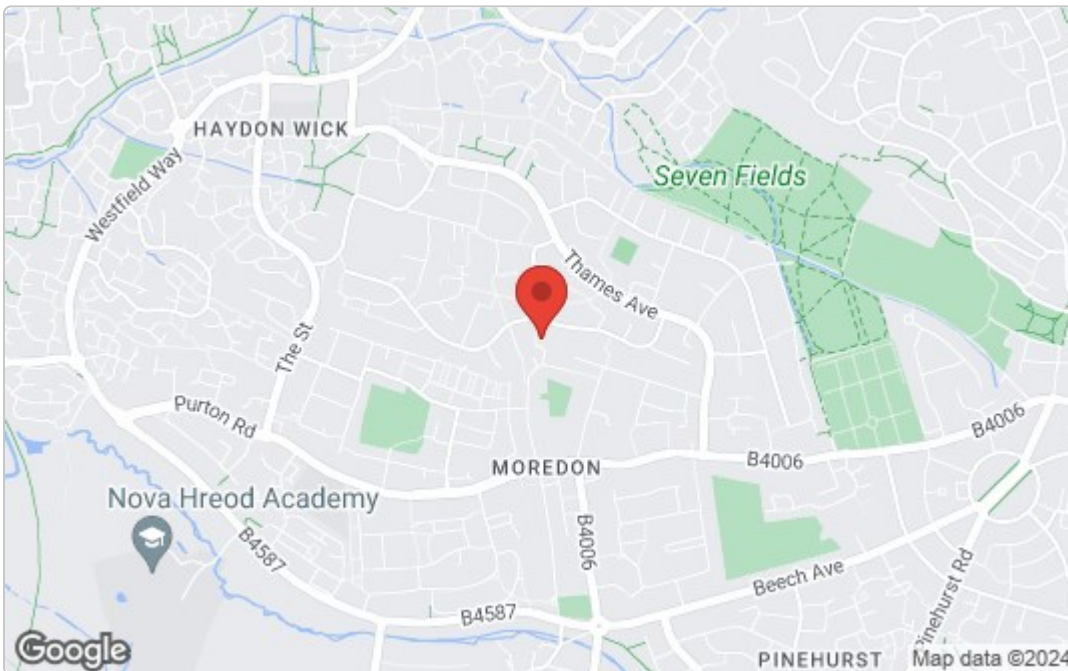
# Floor Plan



TOTAL FLOOR AREA : 855 sq.ft. (79.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, floors 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.