



28 Keats Crescent, Swindon, SN2 7NQ

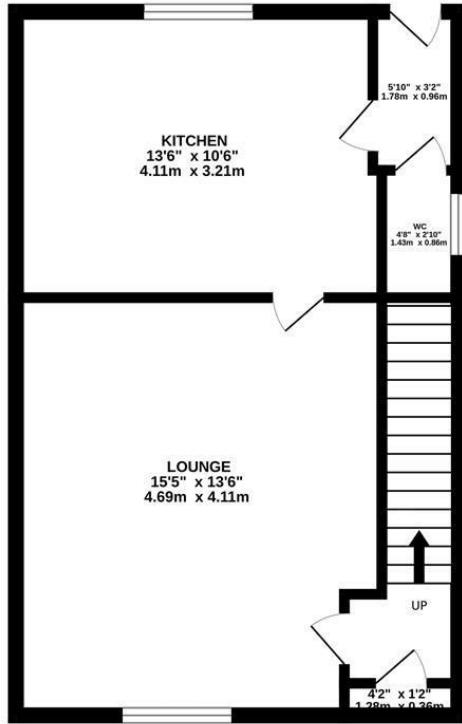
**Guide price £215,000**

NO ONWARD CHAIN...Resides Swindon are delighted to marketing this sizable three bedroom end of terrace property set in the sought after location of Upper Stratton. The accommodation comprises, entrance hall, lounge, good size kitchen/dining room, downstairs WC. To the first floor houses two double bedrooms and bedroom three, also the family bathroom. To the rear is a blocked paved driveway and outbuilding, to the front is a good size enclosed garden.

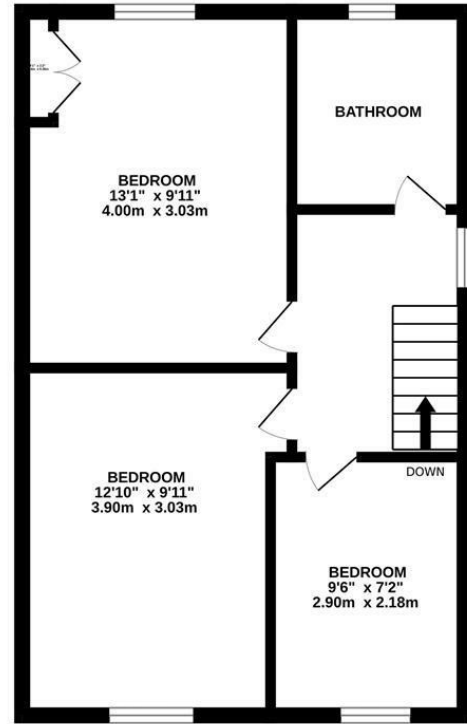


# Floor Plan

**GROUND FLOOR**  
423 sq.ft. (39.3 sq.m.) approx.



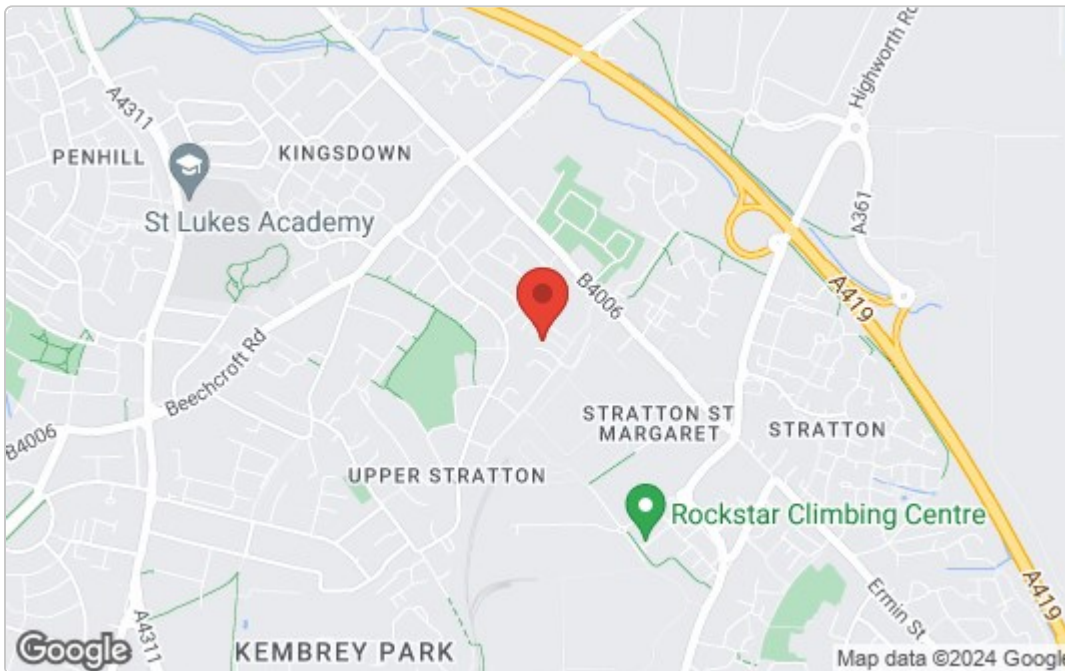
**1ST FLOOR**  
423 sq.ft. (39.3 sq.m.) approx.



**TOTAL FLOOR AREA : 845 sq.ft. (78.5 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B		70	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			84
(81-91) B		72	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> 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.