



153 Okus Road, Swindon, SN1 4JY

**Guide price £575,000**

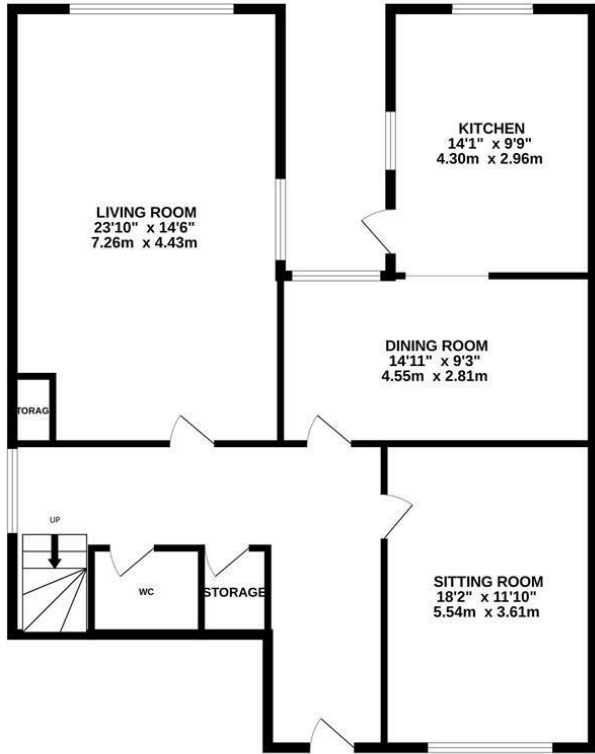
Resides Swindon are delighted to be marketing this stunning, sizeable property positioned within a quiet cul-de-sac in a highly desirable area within the heart of Old Town. Beautifully presented four bedroom detached family home is being sold with no onward chain. This generous accommodation offers a spacious main lounge, sitting room/second lounge, dining room, kitchen, downstairs cloakroom with toilet, en-suite to master, three further bedrooms, family bathroom, garage, driveway & car port. To the rear is a beautiful garden that has been cleverly landscaped with mature shrubbery and a large patio area, To the front is ample driveway, parking and a garage with an electric door; also impressive views overlooking the countryside between Swindon and Wroughton.

**EARLY VIEWINGS RECOMMENDED TO AVOID DISAPPOINTMENT.**

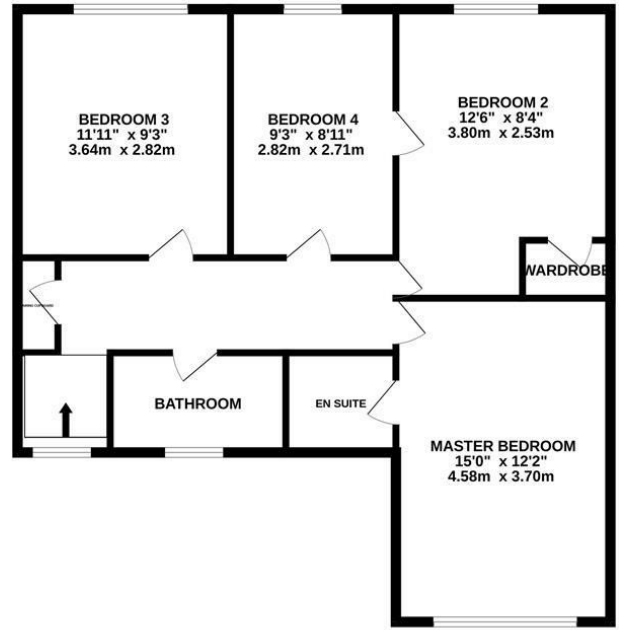


# Floor Plan

**GROUND FLOOR**  
1189 sq.ft. (110.5 sq.m.) approx.



**1ST FLOOR**  
959 sq.ft. (89.1 sq.m.) approx.



**TOTAL FLOOR AREA : 2148 sq.ft. (199.6 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			83
(81-91) B			
(69-80) C		65	
(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			83
(81-91) B		73	
(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	

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