



36 St. John Road, Swindon, SN4 9ED

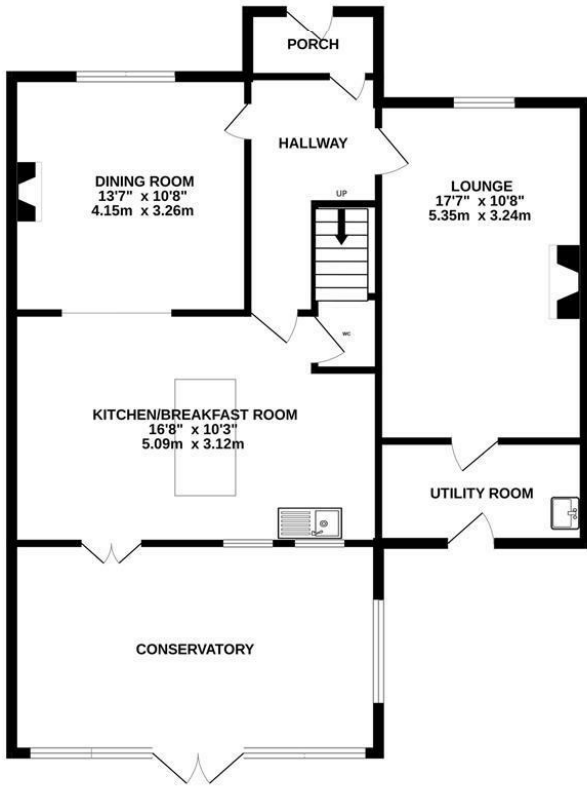
Offers over £375,000

Resides Swindon are delighted to be marketing this completely refurbished property over the years to a high standard and it is stunning throughout. The property comprises; entrance hall, traditional living room with a log burning stove, utility room, WC, kitchen/breakfast, large dining room and conservatory. Upstairs you'll find the master bedroom with double shower en suite and a walk in wardrobe, three further bedrooms, and a refurbished bathroom with a separate shower cubicle. The rear garden is part patio and laid to lawn with shrubbery borders. To the side of the property is driveway parking. Get in touch for your chance to view!

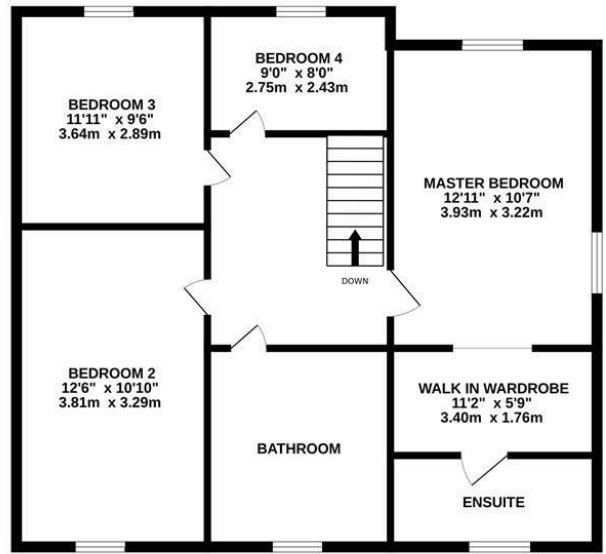
Floor plans-These are intended as a guide only. Dimensions are approximate. Not to scale. We have taken every care with the preparation of these details.

Floor Plan

GROUND FLOOR



1ST FLOOR



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			
(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.