



95 The Mall, Swindon, SN1 4JE

Guide price £439,995

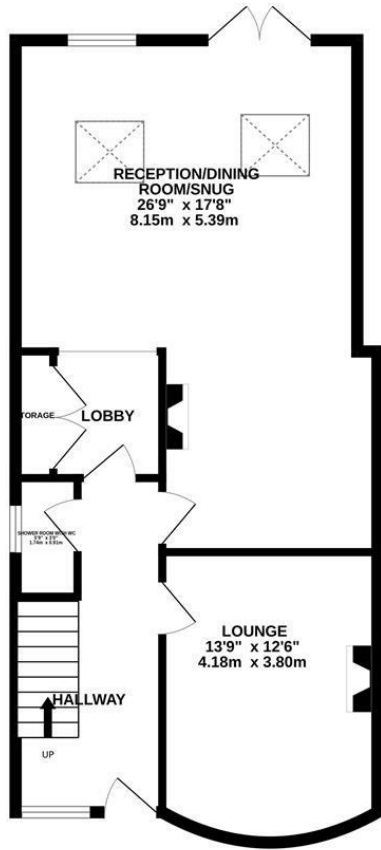
Resides Swindon are delighted to be marketing this three bedroom semi detached property set in the sought after location of 'The Mall' Old Town. The accommodation comprises, entrance hall, downstairs shower and WC, lounge with bay window, open plan snug/kitchen/dining room/family room. To the first floor have three bedrooms and the family bathroom. To the rear is a large garden mainly laid to lawn and patio area with a good size garage with electric doors. **EARLY VIEWINGS RECOMENDED TO AVOID DISAPPOINTMENT.**

Planning submitted

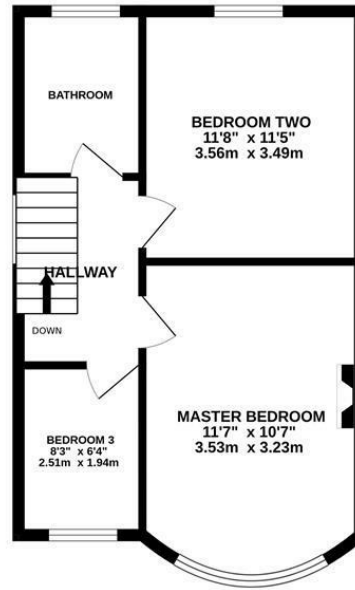
Planning submitted for loft conversion awaiting feedback on received comments.

Floor Plan

GROUND FLOOR
647 sq.ft. (60.1 sq.m.) approx.



1ST FLOOR
444 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA: 1090 sq.ft. (101.3 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 operation 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.