



88 Sevenfields, Swindon, SN6 7NG

**Guide price £389,995**

Resides Swindon are delighted to be marketing this well-presented four bedroom link-detached house situated in popular location. The spacious accommodation comprises: Entrance hall, dining room with large walk-in storage cupboard and airing cupboard, conservatory, living room, fitted kitchen with an attractive range of wall and base units, inner lobby with doors to the garden and garage, separate utility/cloakroom. To the first floor: landing, double shower and WC, four good sized bedrooms; Outside to the front is a large driveway providing parking for three vehicles. To the rear is part patio and part laid to lawn with shrubby borders.

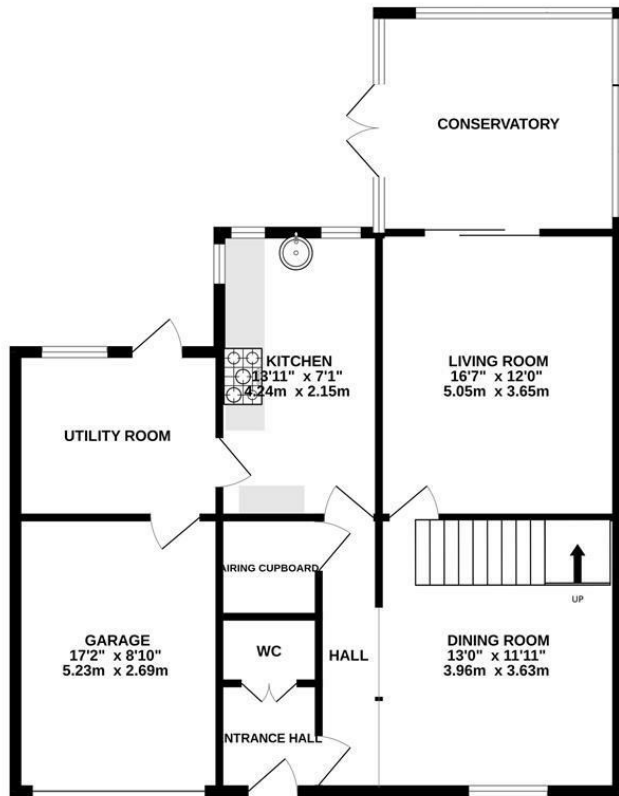
**DISCLAIMER**

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.

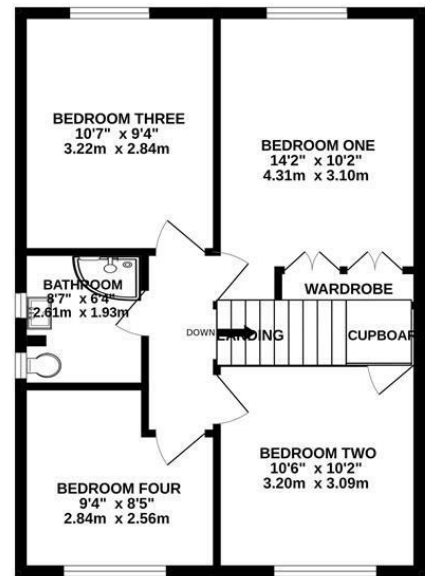


# Floor Plan

GROUND FLOOR  
920 sq.ft. (85.4 sq.m.) approx.



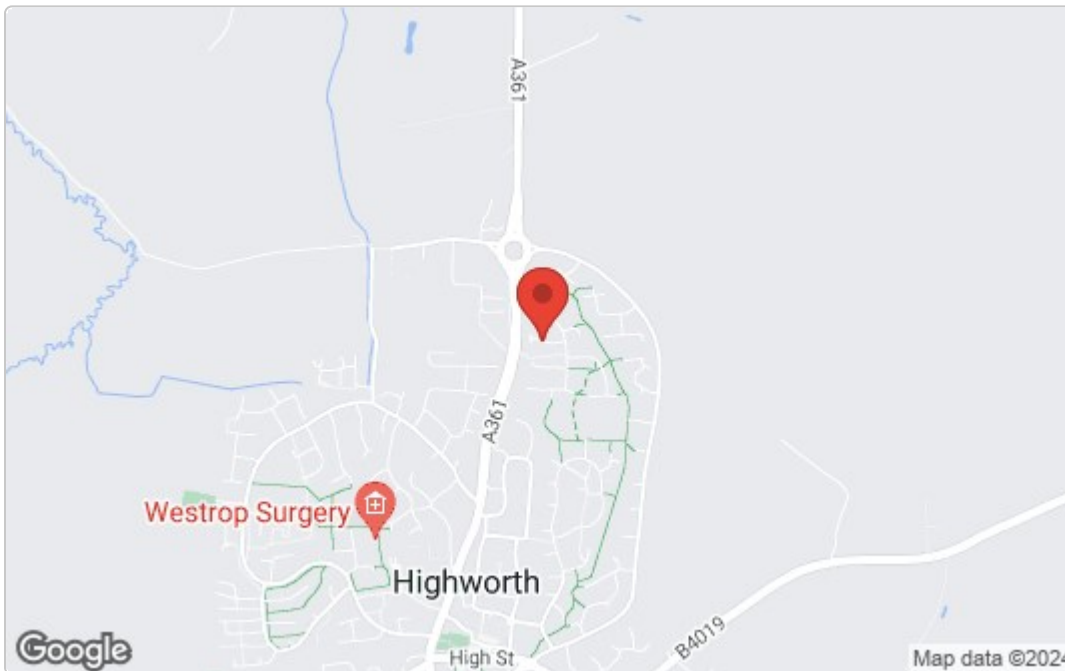
1ST FLOOR  
561 sq.ft. (52.1 sq.m.) approx.



TOTAL FLOOR AREA : 1480 sq.ft. (137.5 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) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	70	
(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		
EU Directive 2002/91/EC		
England & Wales		
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>		86
(69-80) <b>C</b>	77	
(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		
EU Directive 2002/91/EC		
England & Wales		

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.