



14 Culverhouse Road, Swindon, SN1 2PF

**Guide price £340,000**

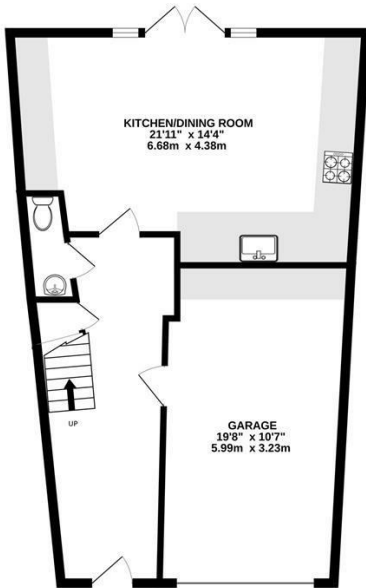
Resides Swindon are delighted to be marketing, this sizable three bedroom mid-terraced townhouse set over three floors with a welcoming large entrance hallway, leading to a large integral garage cleverly designed to include a utility space. To the ground floor is a stunning large kitchen/dining/snug and downstairs WC. The rest of the accommodation comprises a spacious lounge with double double doors that open onto a charming balcony, offering a delightful spot to enjoy the sunshine during the summer months. Also to the first floor is a family bathroom with a stand alone bath and separate shower cubicle, also bedroom three. The top floor boasts two additional en-suite double bedrooms, with the main bedroom and bedroom two also benefiting built in wardrobes. To the rear is a mature garden with shrubbery borders and a patio area. To the front is driveway parking. **EARLY VIEWINGS RECOMMENDED TO AVOID DISAPPOINTMENT.**

**DISCLAIMER**

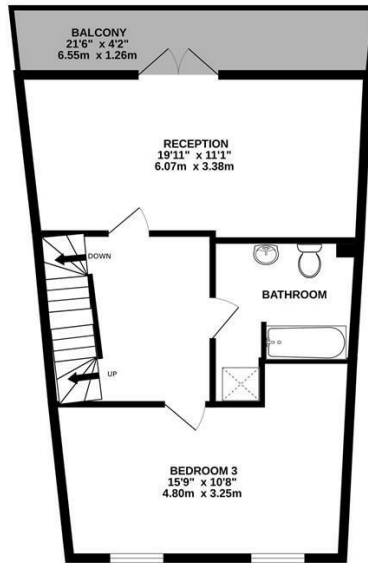
Floor plans-These are intended as a guide only. Dimensions are approximate. Not to scale. We have taken every care with the preparation of these details.

# Floor Plan

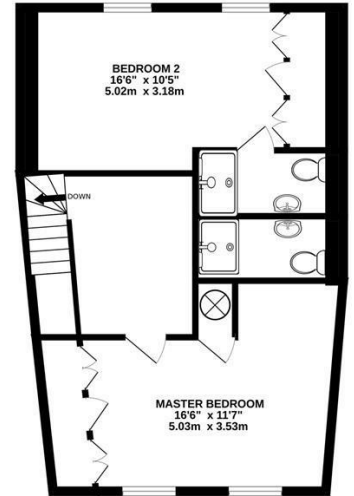
**GROUND FLOOR**  
664 sq.ft. (61.7 sq.m.) approx.



**1ST FLOOR**  
571 sq.ft. (53.0 sq.m.) approx.



**2ND FLOOR**  
546 sq.ft. (50.7 sq.m.) approx.



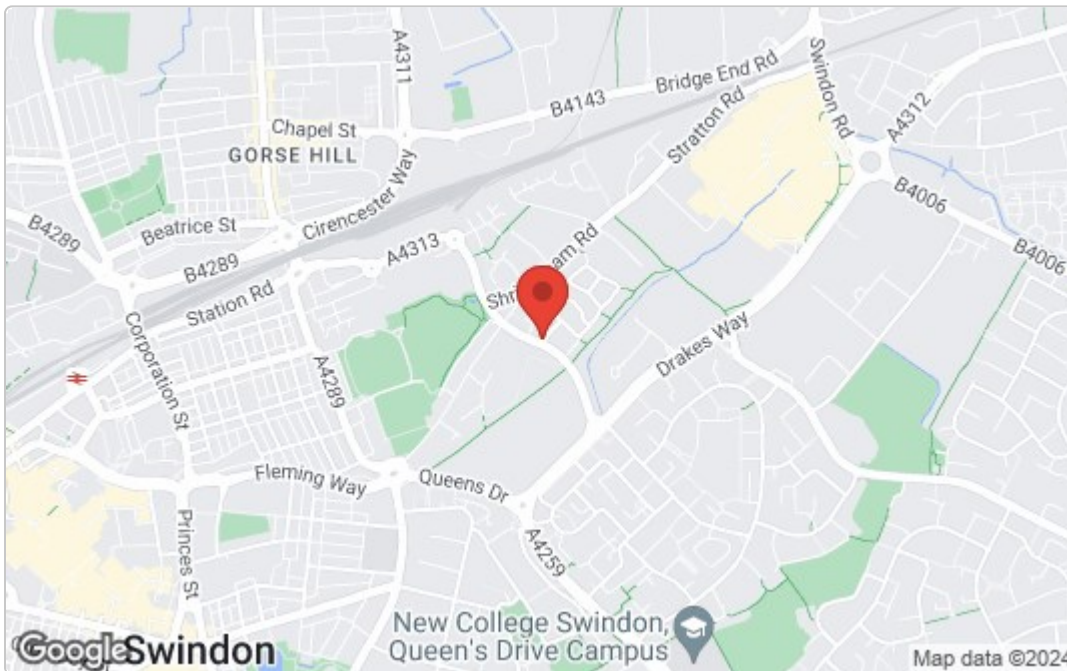
GARAGE = 193 SQ FT / 17.9 SQ M

TOTAL FLOOR AREA : 1648sq.ft. (153.1 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>			
(69-80) <b>C</b>			
(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			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(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			
<b>England &amp; Wales</b>		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.