



35 Dorney Road, Swindon, SN25 2AD

Guide price £395,000

Resides Swindon are delighted to be marketing this updated four bedroom detached property set in the sought after location of north Swindon. The property has been updated to a high standard offering a open plan kitchen/dining room. The rest of the accommodation comprises, entrance hall, downstairs WC, storage, utility, lounge, study /family room. To the first floor houses four bedrooms with an en suite to the master which is newly fitted as is the family bathroom. To the rear is a low maintenance garden and a garage with parking.

HOME IMPROVEMENTS

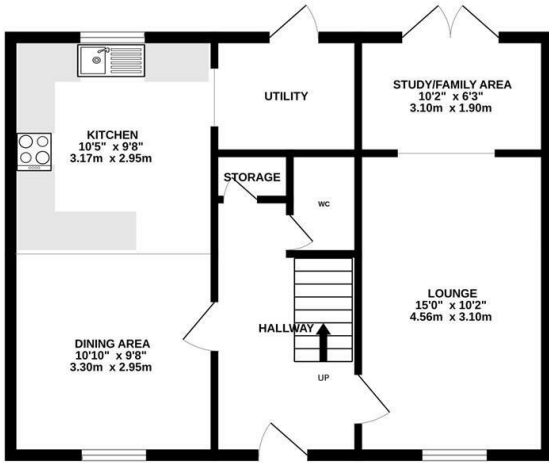
Trees and roots removed from garden
Composite decking fitted to rear and astro lawn laid
New fencing
Front gravelled
New composite front door and new uPVC back door
Bathroom retiled floor and walls
All bathrooms new fittings
Decorated throughout
Made to measure wood affect blinds fitted to downstairs
Kitchen and diner knocked through
Replastered
New electrics and spotlights to kitchen
New fully fitted kitchen including integrated 1.5 fan oven,
fridge freezer, dishwasher, 5 burner induction hob and
extractor, plus composite worktops

DISCLAIMER

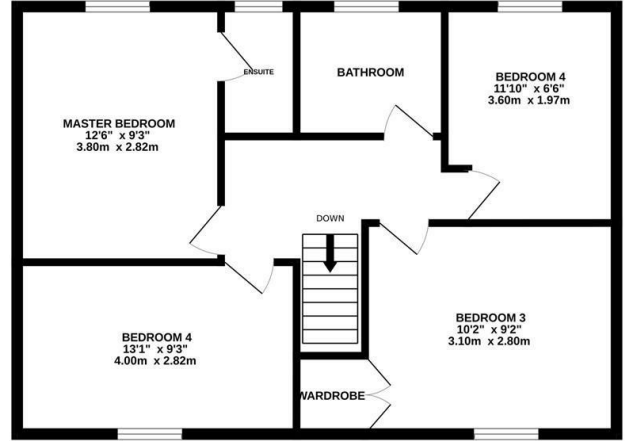
Floor plans-These are intended as a guide only.
Dimensions are approximate. Not to scale. We have
taken every care with the preparation of these details.

Floor Plan

GROUND FLOOR
584 sq.ft. (54.3 sq.m.) approx.



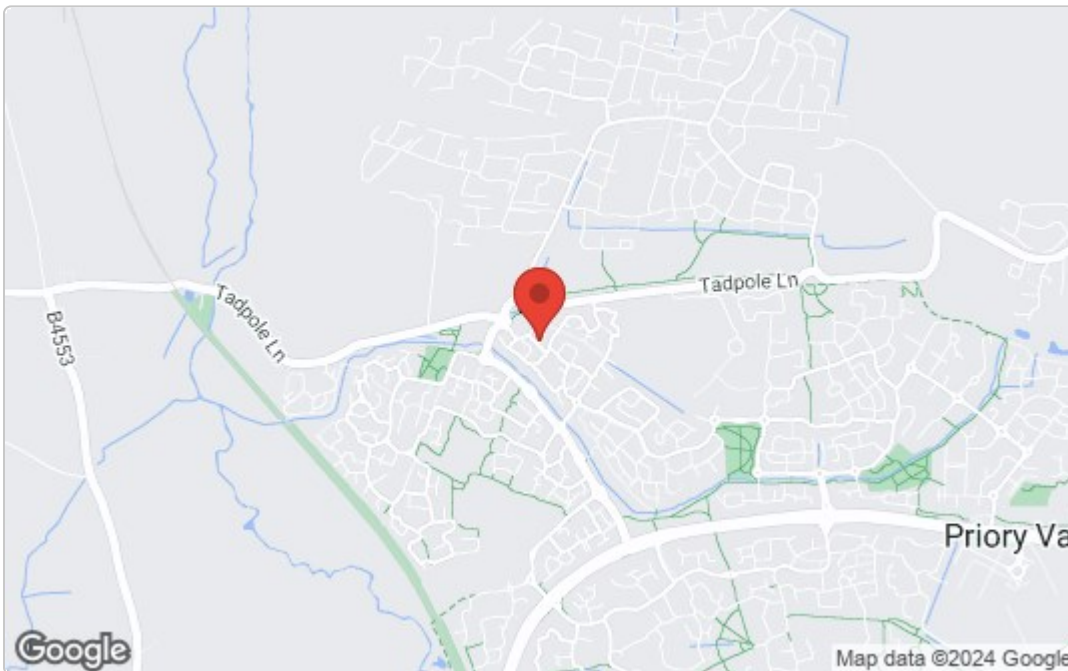
1ST FLOOR
668 sq.ft. (62.0 sq.m.) approx.



TOTAL FLOOR AREA: 1252 sq.ft. (116.3 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 operability or efficiency can be given.
Made with Metropix ©2024

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		62	63
(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		63	63
(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.