

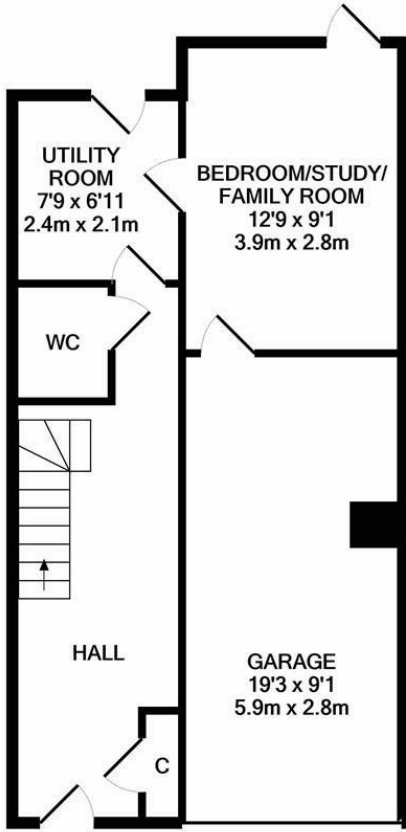


19 Seacole Crescent, Swindon, SN1 4GN

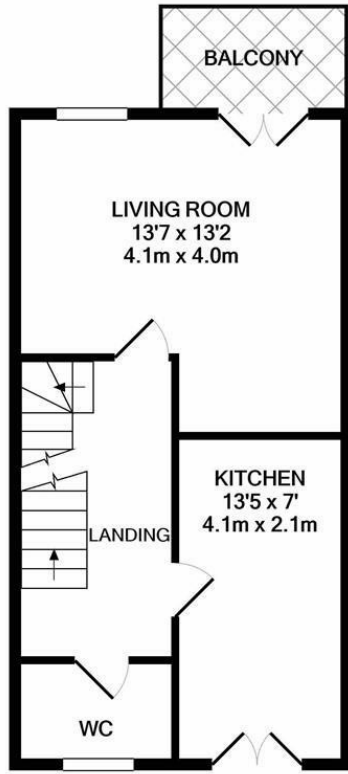
Guide price £245,000

Resides Swindon are delighted to be marketing this IMMACULATE three/four bedroom property set in the sought after location of OLD TOWN. This property offers flexible living, to the ground floor is a WC, utility and family room/bedroom four. with access to the rear garden. The first floor have a good size lounge with a outside patio area, good size kitchen/DINING ROOM.. and WC. To the second floor houses three bedrooms with the main en suite. Other benefits is a low maintenance rear garden and garage. EARLY VIEWINGS RECOMMENDED TO AVOID DISAPPOINTMENT.

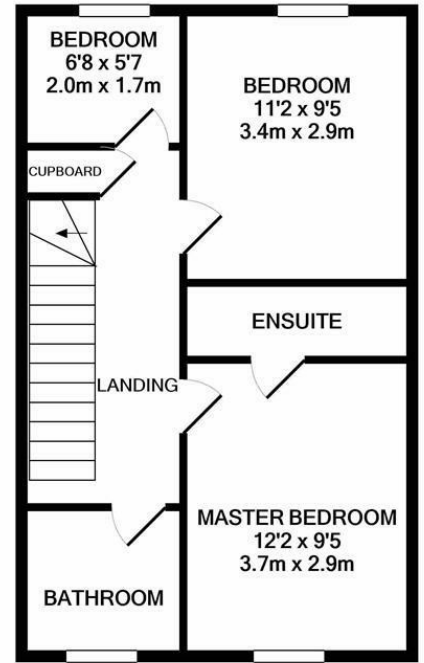
Floor Plan



GROUND FLOOR
APPROX. FLOOR
AREA 492 SQ.FT.
(45.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 362 SQ.FT.
(33.6 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 423 SQ.FT.
(39.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1278 SQ.FT. (118.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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		82	83
(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		81	82
(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.