12 Langford Grove, Old Walcot, Swindon, SN3 1BT

£295,000

SWINDON HOMES sales, lettings & mortgages

Swindon Homes are pleased to market this well presented extended, three bedroom, end-terraced family home situated in a quite cul-de-sac in Old Walcot, Swindon. The accommodation comprises ; entrance porch, hallway with stairs to first floor, lounge / diner, family room, kitchen, family bathroom plus two double bedrooms and a good size single.
Further benefits include gas central heating, double glazed windows and doors, an enclosed rear garden with new garden shed and front access. There is also driveway parking with electric charger for two cars to the front of the house.
The property is situated close to local schools, shops and bus routes and also has easy access to Swindon Town centre,, bus station and railway station if required.

Front Off Road Parking
A paved front with off road parking for two cars, a wooden gate for rear access,, door to entrance porch.

Entrance Porch
1'8" x 6'6" (0.52 x 2)
uPVC half glazed entrance door with windows either side to front aspect ,window to side aspect, wooden flooring, wooden glazed door to hallway,

Hallway
Stairs to first floor, wooden floor, radiator, door to lounge

Lounge / Diner
21'9" x 15'2" into 8'2" (6.63m x 4.62m into 2.49m)
uPVC window to front aspect, radiator, open fire with wooden mantel and marble inlay, wooden floor, double wooden glazed doors to family room.

Family Room
10'x10' x 7'9" (3.05mx3.05m x 2.36m)
Large uPVC window to rear aspect smaller uPVC window to side aspect, radiator, wooden flooring, archway to kitchen.

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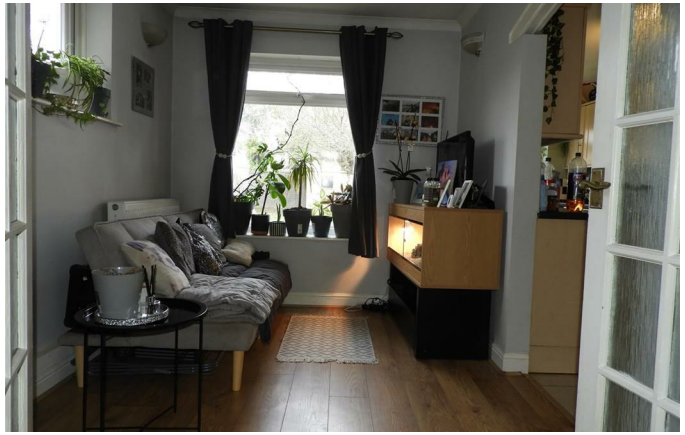


Kitchen
18'4" x 7'7" (5.59m x 2.31m)
uPVC windows to rear and side aspect, half glazed uPVC door to garden. A modern kitchen with a selection of units at both eye and base level, matching work tops and part tiled walls, integrated four gas hob with oven under and extractor over, stainless steel sink unit with mixer tap over,
space and plumbing for washing machine, space for fridge / fridge. radiator, tiled floor.

Stairs to First Floor
Stairs from hallway to first floor landing , doors to all bedrooms and bathroom , access to insulated loft space that is partially boarded and has power and light, over stairs storage cupboard plus additional storage.

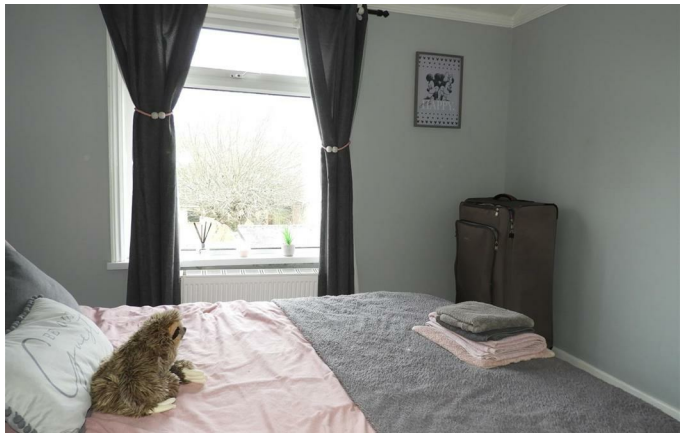
Bathroom
9'2" x 8'2" (2.8 x 2.50)
Frosted uPVC window to rear aspect. A modern bathroom consisting walk in shower with wall mounted electric shower and tiled splashbacks, low level WC, pedestal wash basin, heated towel rail.

Bedroom Two
10'4 " x 9'3" (3.15m " x 2.82m)
uPVC window to rear access, radiator, cupboard housing Worcester combi boiler.

Bedroom One
11'6" x 9'3" (3.51m x 2.82m)
uPVC window to front aspect, radiator,

Bedroom Three
8'x 5'9" (2.44mx 1.75m)
uPVC window with fitted blinds to front aspect, radiator,

Rear Garden
approx 60' x 20' (approx 18.29m x 6.10m)
Wooden side gate for front access, patio to rear of property, lawned area with apple tree, large new shed with power and light, all enclosed by wooden fencing.



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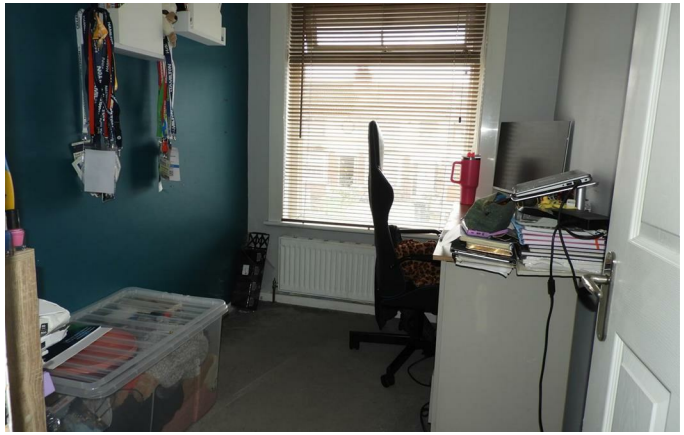

GROUND FLOOR

1ST FLOOR

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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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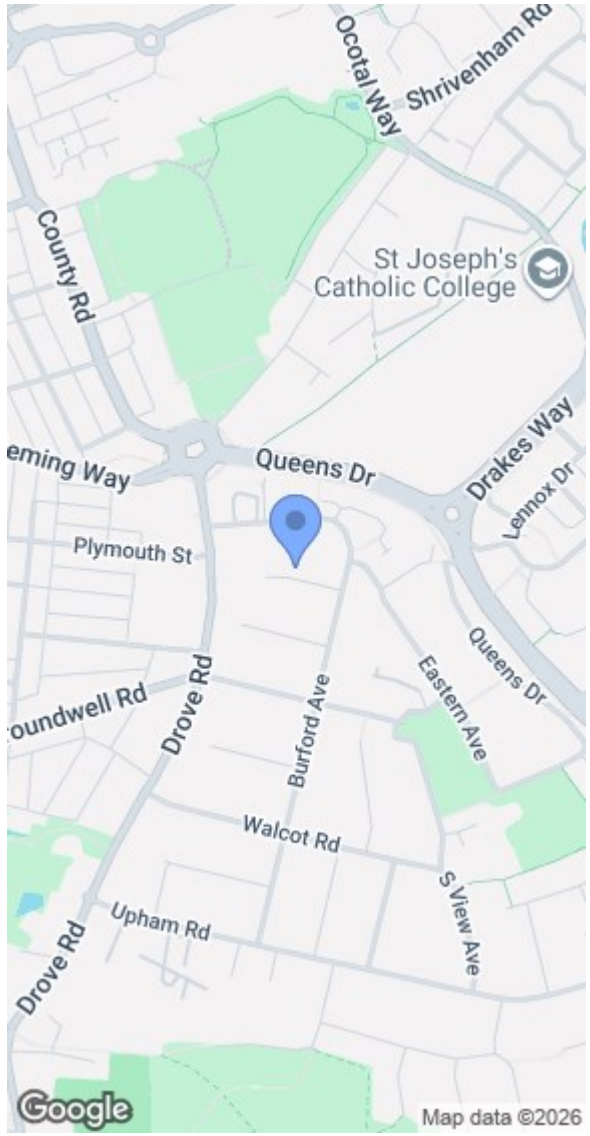

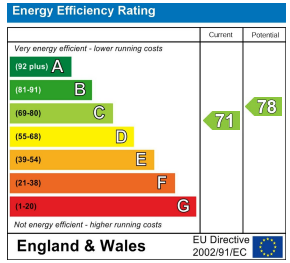

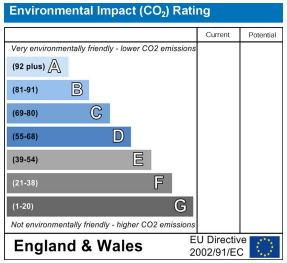

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