

32 Boldrewood, Swindon, SN3 6JP

**Guide price £240,000**

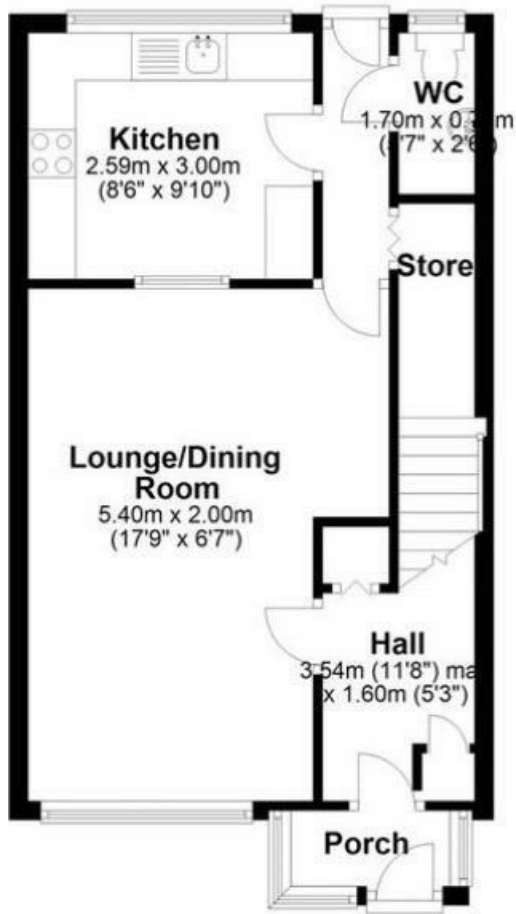
NO ONWARD CHAIN...Resides Swindon are delighted to marketing this sizable three bedroom end of terrace property set in the sought after location of Liden. The accommodation comprises, porch, entrance hall, large lounge/dining room, kitchen/breakfast room, downstairs WC and a large storage cupboard. To the first floor houses two double bedrooms and bedroom three, also the family shower room. To the rear is a blocked paved driveway with a shed and a garage with an electric door. To the front is a good size enclosed garden with beautiful views. 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.

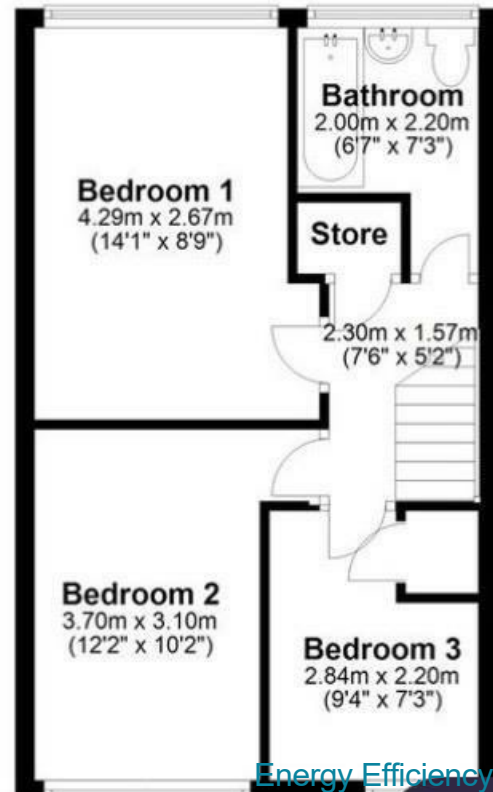
# Floor Plan

Approx. 39.5 sq. metres (424.8 sq. feet)

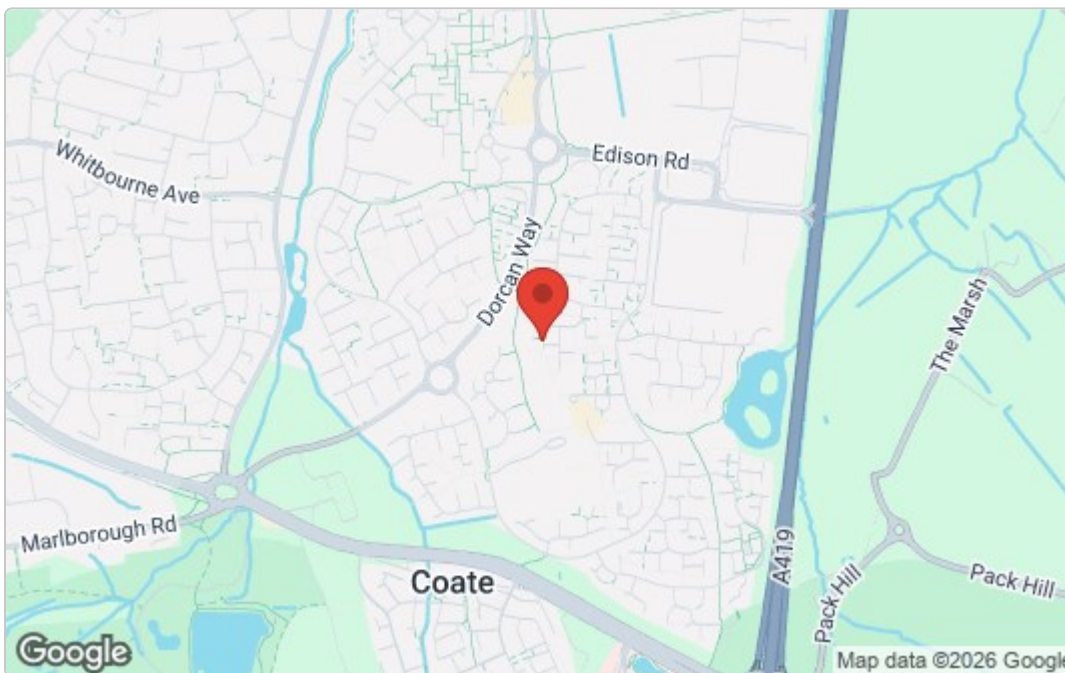


## First Floor

Approx. 36.8 sq. metres (395.6 sq. feet)



# 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		
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>		
(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		
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.