



48 Westlecot Road, Old Town, Swindon, SN1 4HD

Price Guide £700,000 Freehold



5



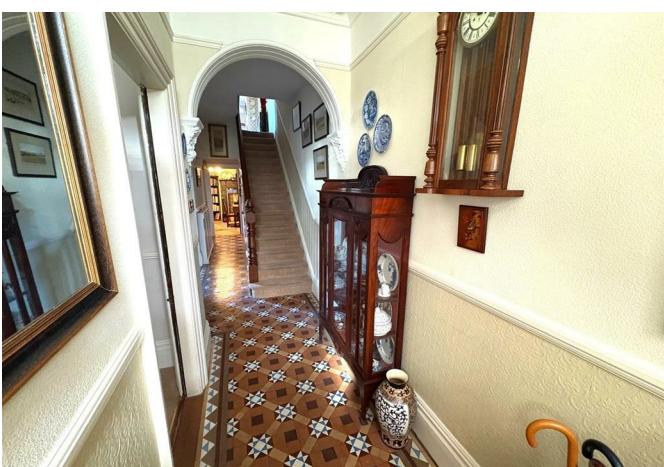
2



3



E



48 Westlecot Road, Old Town, Swindon, SN1 4HD

Price Guide £700,000 Freehold

\*\*New Instruction\*\* NO ONWARD CHAIN \*\* LOCATED ON ONE OF OLD TOWN'S MOST PRESTIGIOUS TREE LINED ROADS THIS SPLENDID VICTORIAN/EDWARDIAN SEMI DETACHED HOME OFFERS GRANDEUR AND SPACE WITH ACCOMMODATION ARRANGED OVER THREE FLOORS. BOASTING AN ARRAY OF ORIGINAL PERIOD FEATURES THIS BEAUTIFUL HOME HAS THREE RECEPTION ROOMS, KITCHEN, UTILITY & CLOAKROOM, FIVE BEDROOMS AND TWO BATHROOMS. THERE IS A DELIGHTFUL GARDEN WHICH WRAPS AROUND THE SIDE AND REAR, A SINGLE GARAGE AND A DRIVEWAY. THIS MUCH LOVED HOME DOES REQUIRE SOME SYMPATHETIC IMPROVEMENTS TO BRING IT BACK TO IT'S FULL RESPLENDEENCE.

DON'T MISS THE CHANCE OF MAKING THIS BEAUTIFUL HOME YOUR OWN!  
CONTACT THE SOLE SELLING AGENTS CHAPPELLS NOW TO BOOK YOUR VIEWING.

## Situation

Westlecot Road is a highly sought after tree lined road in the heart of Old Town just a few minutes walk from all amenities including a choice of boutique shops, bars, restaurants, coffee shops, supermarket and leisure centre with pool and gym. The stunning Old Town Gardens with it's bandstand, cafe and beautiful trees is just a few steps away. Old Town has a choice of excellent primary schools and it's own well regarded secondary school. Coate Water Country Park with it's lake and various walks is also within easy reach and there are great access links through to both J15 & 16 of the M4 and the A419. Swindon offers a mainline railway station with service from London to Paddington in c.55mins.

- NO ONWARD CHAIN
- FIVE BEDROOMS
- THREE RECEPTION ROOMS
- SPACIOUS ACCOMMODATION
- ORIGINAL PERIOD FEATURES
- GARAGE & OFF ROAD PARKING
- ESTABLISHED GARDENS
- IN NEED OF SOME UPDATING
- HIGHLY DESIRABLE LOCATION
- VIEWING RECOMMENDED

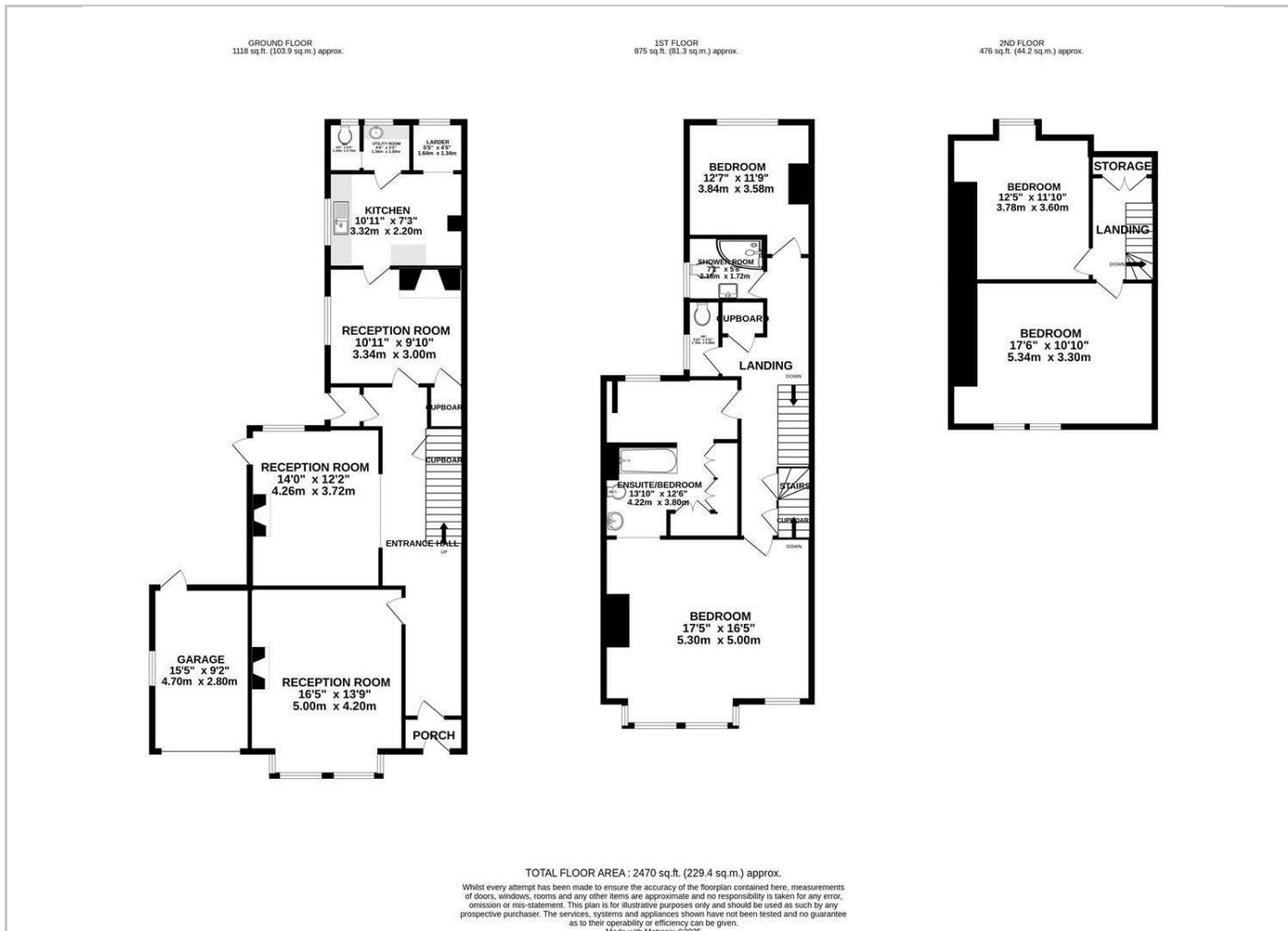
Council Tax Band: F

## Viewing Arrangements

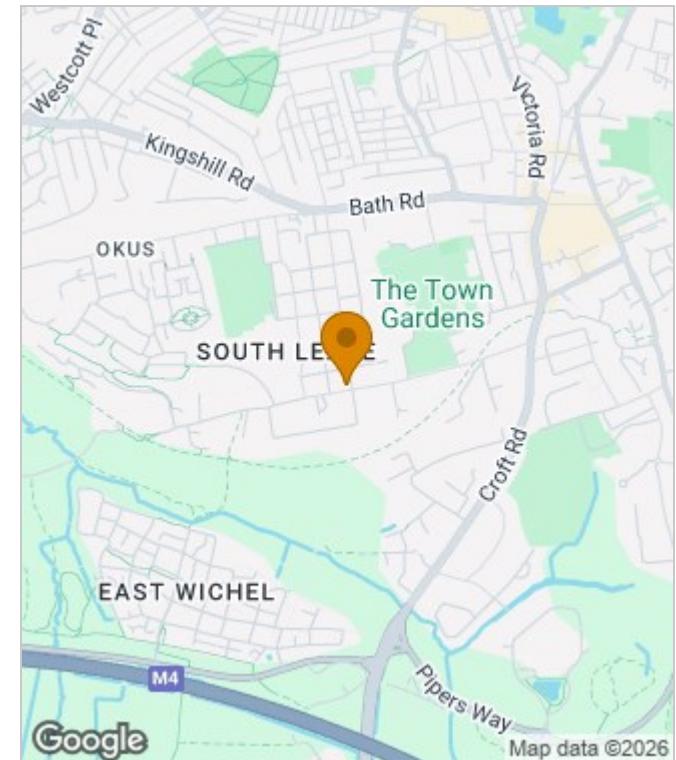
For an appointment to view, please call Chappells on 01793 618080 or email: [sales@chappells.uk.com](mailto:sales@chappells.uk.com)



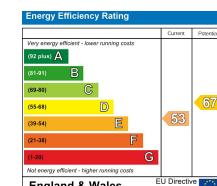
## Floor Plans



## Area Map



## Energy Performance Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

35-36 Newport Street, Swindon, Wiltshire, SN1 3DP 01793 6180 sales@chappells.uk.com [www.chappells.uk.com](http://www.chappells.uk.com)

