



62 Thornhill Drive, Swindon, SN25 4GQ

**Offers over £325,000**

Resides Swindon are delighted to be marketing this spacious and beautifully presented three double bedrooms detached property located in the popular area of St Andrews Ridge. The accommodation comprises, entrance hall, downstairs WC, dining room, kitchen, good size lounge. To the first floor is three bedrooms with en suite shower to the master bedroom and the family bathroom. To the rear is the garden with two patio areas and access to the garage with power and light. **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.

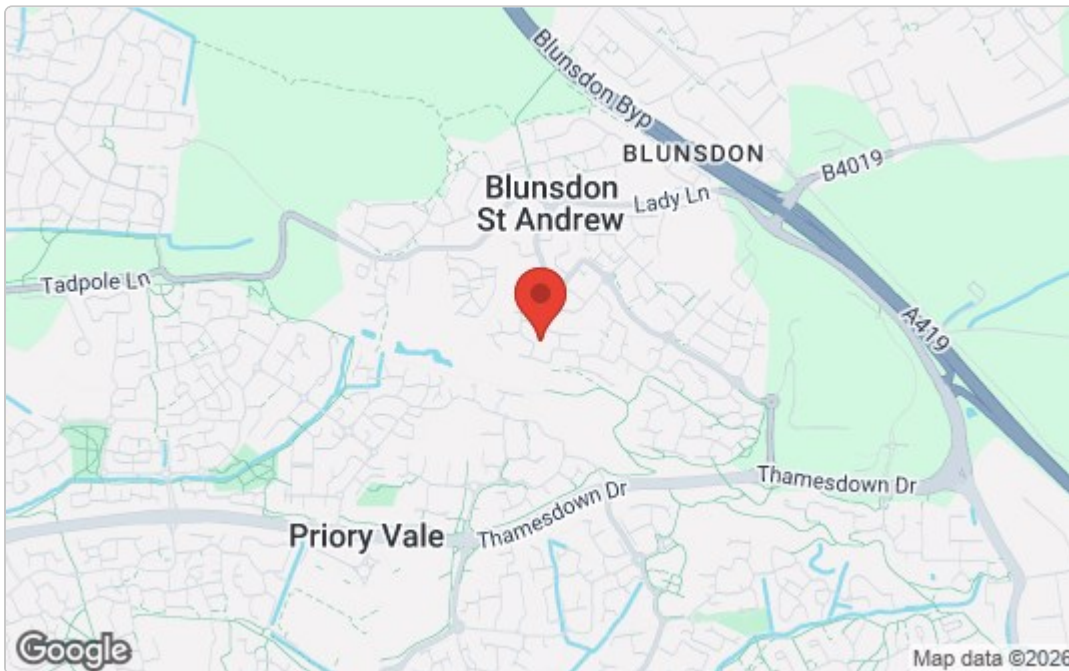
**VIEWS**

Are from the top of St Andrews Ridge which has a lovely walk over the roman villa.

# Floor Plan



# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B		73	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			84
(81-91) B		74	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.