





Filsham Road  
Swindon SN25 2BU

for sale offers in excess of  
**£280,000**



### Property Description

Situated in the popular Oakhurst area of North Swindon, this well-presented three bedroom home is arranged over three floors and offers spacious, versatile accommodation ideal for modern living.

The ground floor comprises a welcoming lounge providing a comfortable living space, a well-appointed kitchen with ample storage and work surfaces, and a convenient cloakroom. The layout is practical and well suited to everyday living and entertaining.

To the first floor are two generously sized bedrooms, both benefiting from built-in wardrobes, along with a family bathroom fitted with a contemporary suite.

Occupying the entire second floor is the impressive principal bedroom, complete with built-in wardrobes and a private ensuite shower room, creating a superb main bedroom retreat.

Externally, the property enjoys an enclosed rear garden offering a pleasant outdoor space for relaxation. Further benefits include a garage and driveway parking, providing convenient off-road parking.

This attractive home is well located for local amenities, schools and transport links, making it a highly desirable property within North Swindon.

### Agent Note

Please note that an AML fee is chargeable to the buyer once an offer has been accepted to cover the cost of required identity checks and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

### Ground Floor Accommodation Entrance Hall

Double glazed door to the front aspect. Stairs rising to the first floor accommodation.. Access to the kitchen, lounge and cloakroom. Radiator.

### Cloakroom

Two piece suite comprising of Low Level WC and wash hand basin. Extractor fan. Radiator.

### Lounge

14' 9" x 11' 8" ( 4.50m x 3.56m )

Double glazed window to the rear aspect. Door to the kitchen. Television point. Telephone point.

### Kitchen

12' 8" x 8' 1" ( 3.86m x 2.46m )

Double glazed window to the front aspect. Fully fitted kitchen with a range of base and wall mounted units comprising of cupboards and drawers. One and a half sink with drainer and mixer tap. Space and plumbing for dishwasher and washing machine. Integrated oven, four ring gas hob and cooker hood. Radiator.

### First Floor Accommodation First Floor Landing

Double glazed window to the front aspect. Airing cupboard. Storage cupboard. Stairs rising to the second floor accommodation. Access to the two bedrooms and family bathroom.

### Bedroom Two

11' 4" x 8' 4" ( 3.45m x 2.54m )

Double glazed window to the rear aspect. Built-in-wardrobe. Radiator.

### Bedroom Three

8' 9" x 8' 4" ( 2.67m x 2.54m )

Double glazed window to the front aspect. Built-in-wardrobe. Radiator.

## Bathroom

Obscure double glazed window to the rear aspect. Three piece suite comprising of Low Level WC, panelled bath with shower over and pedestal wash hand basin. Radiator.

## Second Floor Accommodation Bedroom One

16' 9" MAX x 11' 4" MAX ( 5.11m MAX x 3.45m MAX )

Double glazed window to the front aspect. Two built-in-wardrobes. Loft access. Radiator.

## Ensuite

Obscure double glazed window to the rear aspect. Three piece suite comprising of Low Level WC, shower and pedestal wash hand basin. Partially tiled to water sensitive areas. Radiator.

## External Features

### Garden

Fenced and walled boundaries. Tree.

## Parking

Driveway parking

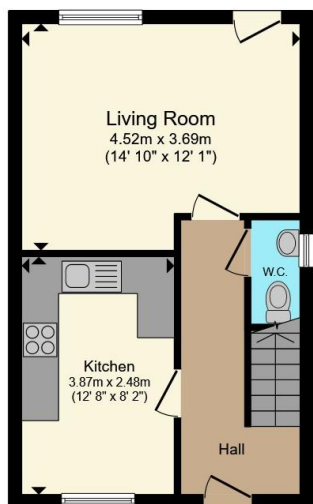
## Garage

16' 4" x 8' 4" ( 4.98m x 2.54m )

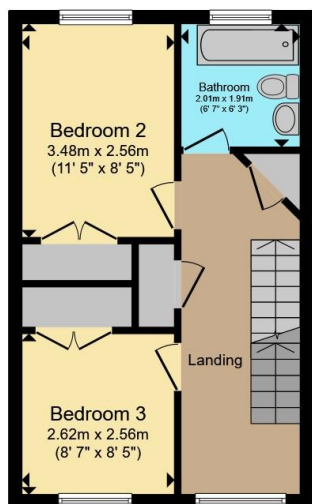
Up and over door.



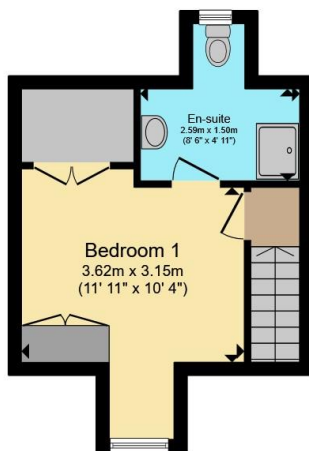




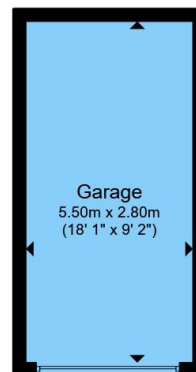
**Ground Floor**



**First Floor**



**Second Floor**



**Garage**

Total floor area 106.6 m<sup>2</sup> (1,148 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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Unit B11 North Swindon District Centre Thamesdown Drive  
SWINDON SN25 4AN

EPC Rating: C Council Tax  
Band: D

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Tenure: Freehold



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