



71 Emerald Crescent
Swindon

In Excess of **£300,000**



71 Emerald Crescent

Blunsdon St Andrew, Swindon

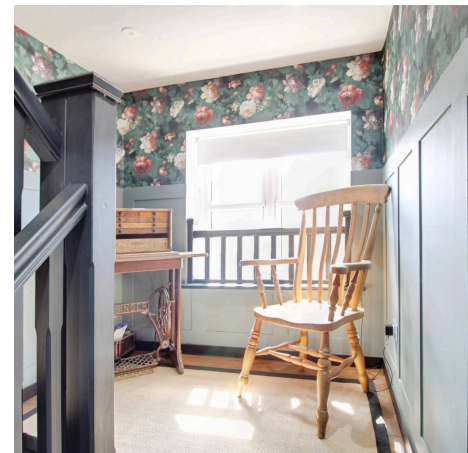
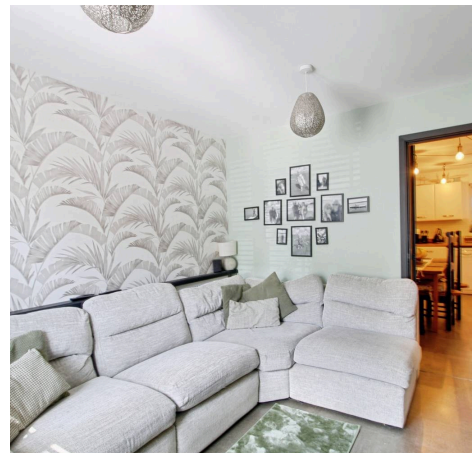
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

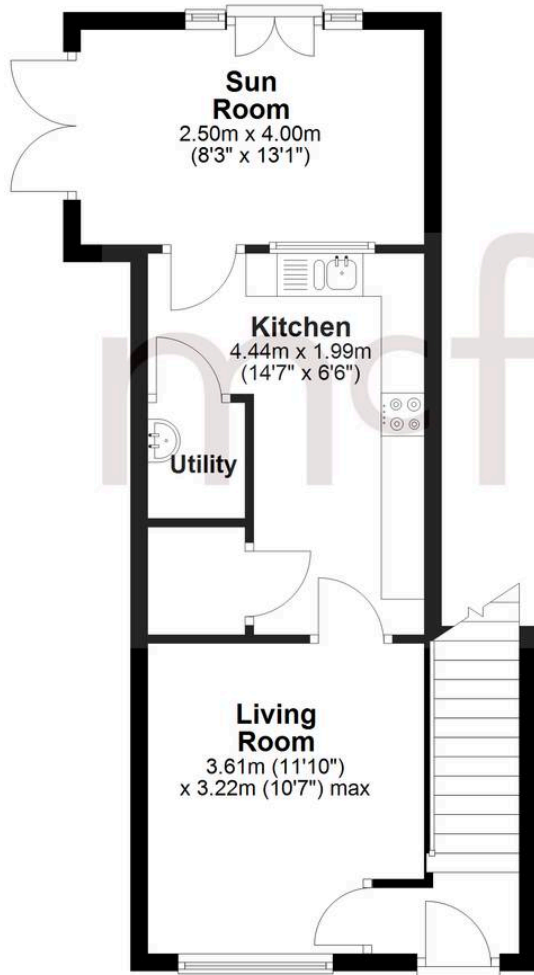
EPC Environmental Impact Rating: B

- THREE BEDROOM SEMI-DETACHED HOUSE
- CONTEMPORARY FAMILY BATHROOM
- BRIGHT SUN ROOM
- MAIN BEDROOM WITH EN-SUITE
- MODERN FITTED KITCHEN / DINING AREA



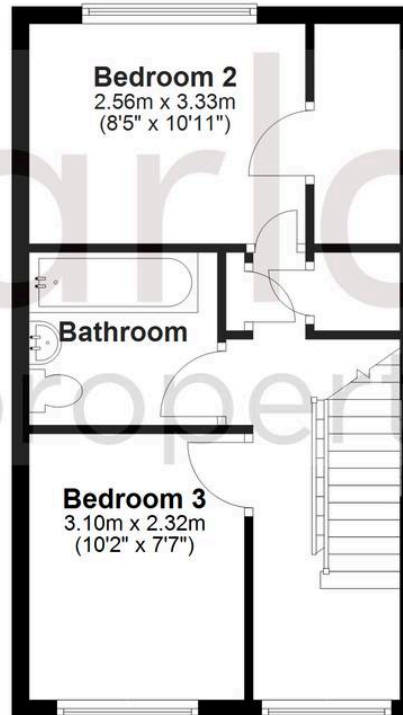
Ground Floor

Approx. 40.5 sq. metres (436.5 sq. feet)



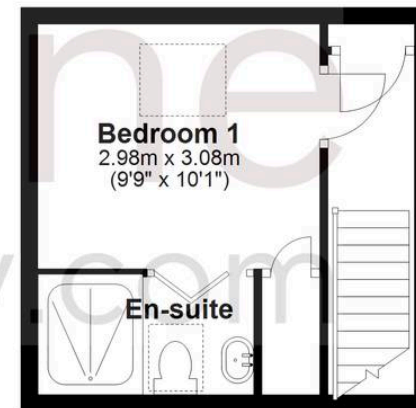
First Floor

Approx. 33.5 sq. metres (361.1 sq. feet)



Second Floor

Approx. 18.4 sq. metres (198.5 sq. feet)



Total area: approx. 92.5 sq. metres (996.0 sq. feet)

McFarlane Sales & Lettings

North Swindon, Redhouse Village Centre, Swindon - SN25 2FW

01793 296600 • swindon@mcfarlaneproperty.com • www.mcfarlaneproperty.com/