



8 Folkestone Road, Swindon, SN1 3NH

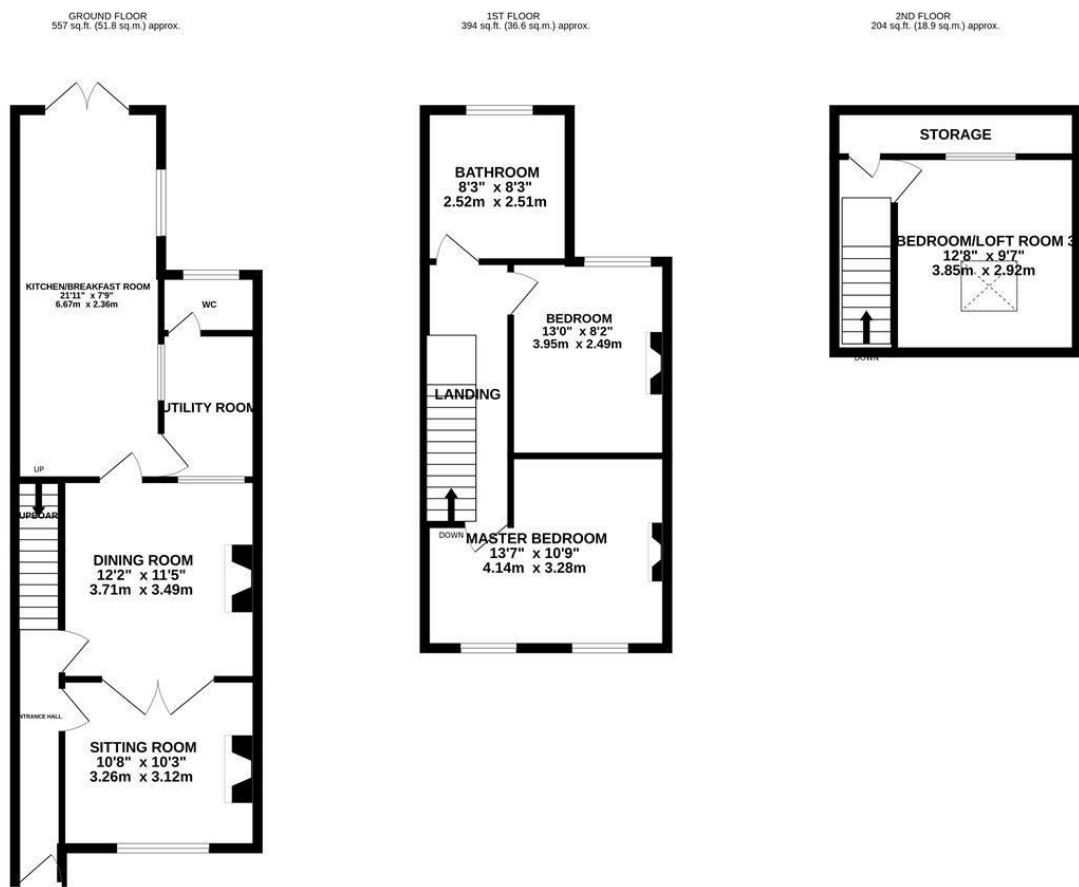
**Guide price £285,000**

Resides Swindon are delighted to be marketing this sizable and improved property located in 'Old Town'.

The accommodation comprises, entrance hall, sitting room/bedroom four, lounge, large open plan kitchen/family room, utility room, downstairs' WC. To the first floor houses bedroom two and the master bedroom also a good size family bathroom. The second floor is bedroom three/loft room with storage in the eves. To the outside rear south facing garden which is part patio and laid to lawn with an outbuilding with power/light and WIFI. **EARLY VIEWINGS A MUST!**



# Floor Plan



NOT TO SCALE - FOR LAYOUT PURPOSES ONLY

TOTAL FLOOR AREA : 1155 sq.ft. (107.3 sq.m.) approx.

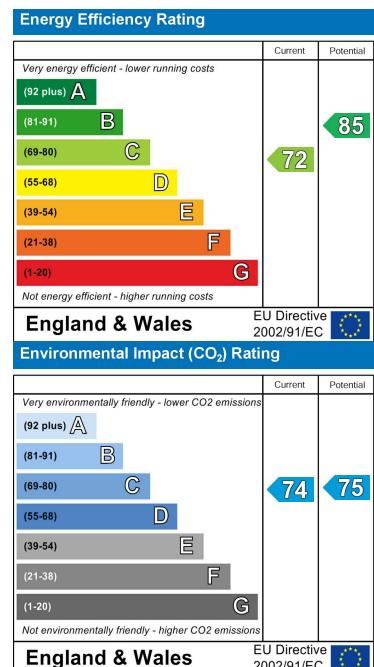
Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and any other items are approximate and no responsibility is taken for any omission or miss-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Area Map



## Energy Efficiency Graph



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