



Cypress Grove
Swindon, SN2 1JP

£220,000

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MAIN FEATURES:

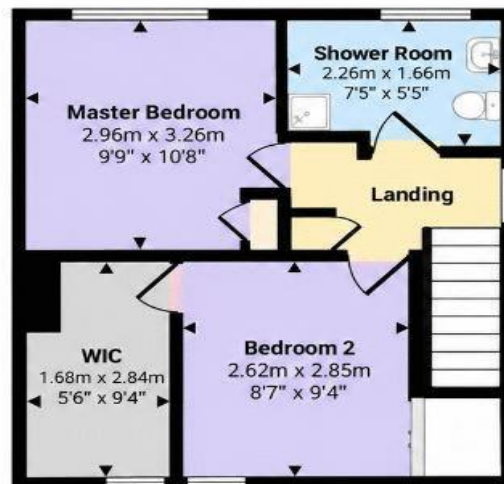
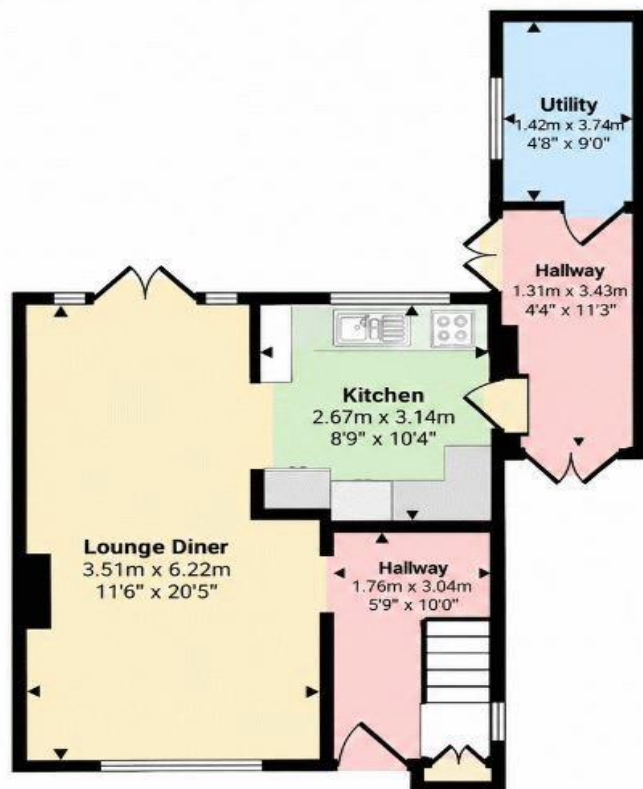
- **Beautifully Presented Semi Detached House**
- **Modern Fitted Kitchen with Separate Utility Room**
- **Lounge/Diner**
- **Two Double Bedrooms & Refitted Modern Shower Room/WC**
- **Walk in Dressing Room/Bedroom Three**
- **Good Size Rear Garden**
- **Driveway**

A fantastic opportunity to purchase this beautifully presented semi-detached home, offering stylish, spacious and versatile accommodation together with a good-sized rear garden and driveway parking. The ground floor boasts a bright and welcoming lounge/diner, providing plenty of space for relaxing, family meals and entertaining. The modern fitted kitchen is complemented by a particularly useful separate utility room, adding excellent practicality to the home. Upstairs are two well-proportioned double bedrooms and a stylish refitted modern shower room/WC. A further walk-in dressing room/bedroom three offers superb flexibility and would also make an ideal nursery or home office. Outside, the generous rear garden provides an excellent space for children, entertaining or simply enjoying the warmer months, whilst the driveway offers convenient off-road parking.

Situated in the popular Rodbourne Cheney area of Swindon, Cypress Grove is conveniently positioned for local shops, schools and everyday amenities, with Swindon town centre and excellent transport links also easily accessible.

A superb move-in-ready home offering much more than first meets the eye – viewing is highly recommended.

Approx Gross Internal Area
77 sq m / 825 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewings: By appointment.

For further information contact us:

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We're Open:

8am – 8pm 7 days a week

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This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.