



14 Carver Close, Swindon, SN3 4GJ

Guide price £325,000

RESIDES SWINDON are delighted to be marketing this spacious four bedroom Townhouse which is beautifully presented throughout. Benefits include a garage and car parking space, with unrestricted parking to the front of the property. The top floor offers a substantial master bedroom with en-suite and built in wardrobes. THIS IS A MUST SEE!

THE PROPERTY

Accommodation based on; Entrance hall. Fitted kitchen with bay window and range of integrated appliances. There is a good sized living room with double doors to rear garden.

The first floor offers two double bedrooms, a single, and family bathroom, with an impressive master bedroom and en-suite to the top floor.

THE OUTSIDE

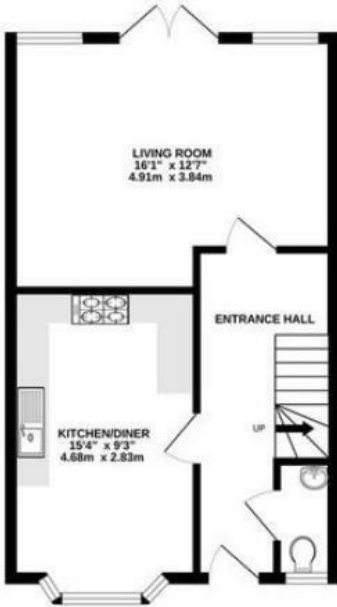
Garage and numbered parking space nearby (accessed under coach house) which is leasehold. There is an enclosed garden to the rear, with free and unrestricted parking to the front which is available on a first come first serve basis.

DISCLAIMER

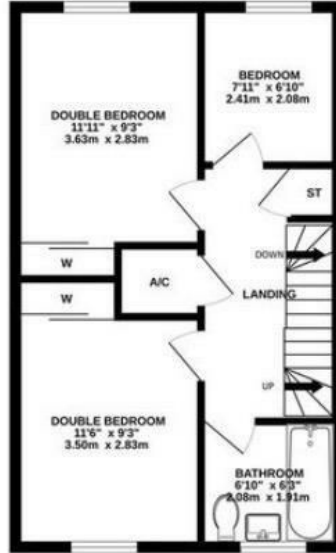
Floor plans-These are intended as a guide only. Dimensions are approximate. Not to scale. We have taken every care with the preparation of these details.

Floor Plan

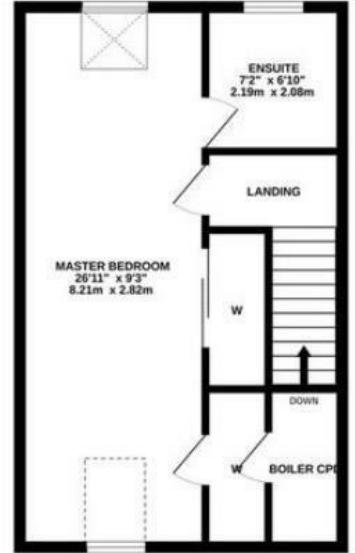
GROUND FLOOR
439 sq.ft. (40.8 sq.m.) approx.



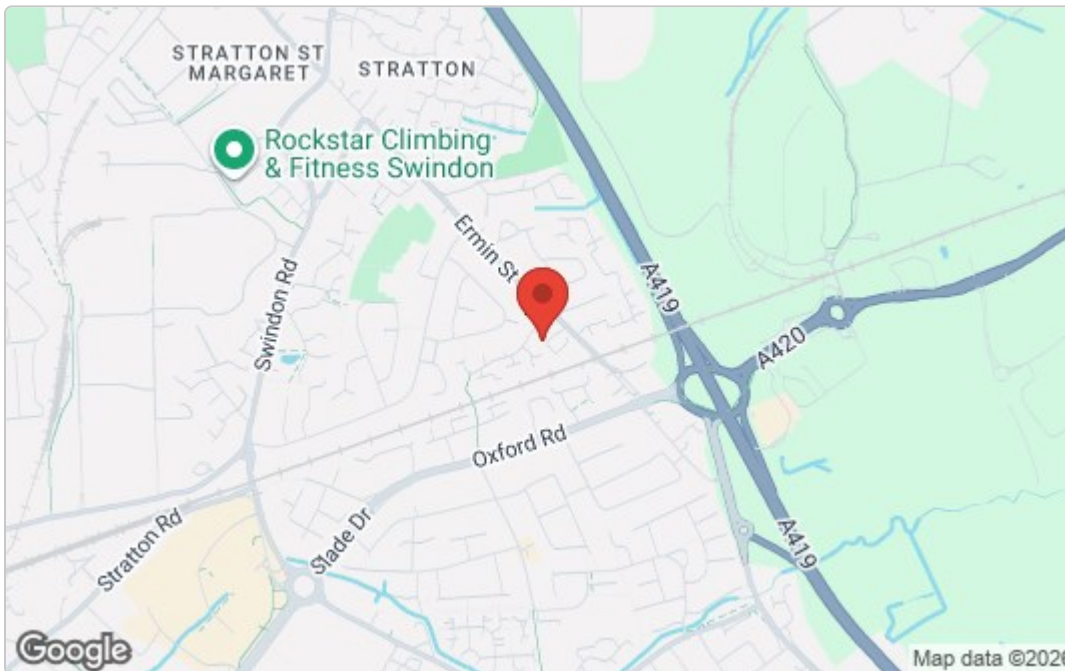
1ST FLOOR
434 sq.ft. (40.3 sq.m.) approx.



2ND FLOOR
434 sq.ft. (40.3 sq.m.) approx.



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		79	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			89
(81-91) B		81	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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