



26 Sywell Road, SN3 4BG

£270,000



Discover this appealing three-bedroom terraced family home in Coleview, Swindon, presented in immaculate condition - ready to move straight in.

This welcoming property offers a comfortable lounge/diner, a functional kitchen, a well-appointed modern bathroom, and benefits from gas heating (modern combi boiler) to radiators and uPVC double glazing for year-round comfort. A detached garage and a pleasant garden further enhance its appeal.

- Immaculate 3 Bed
- Popular Coleview Area
- Close to Good Schools and Amenities
- Garage and Driveway to Rear

Bedrooms: 3 | **Bathrooms:** 1 | **Receptions:** 1

Property Type: Terraced House

Council Tax Band: C



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Upon entering, you are greeted by an inviting larger-than-average entrance hall with an understairs cupboard and access to the main living areas. The spacious lounge/diner, spanning an impressive 23'11" (7.29m), provides a versatile space perfect for both relaxation and entertaining, with windows to the front and rear allowing for ample natural light.

The kitchen, measuring 9'11" (3.02m) x 7'2" (2.18m), is equipped with a stainless steel single drainer sink unit, a range of modern wall and floor fitted units, and tiled splashbacks, offering practical space for culinary activities with plumbing for a washing machine and an electric cooker point.

Ascending to the first floor, you will find three good-sized bedrooms, each providing a peaceful retreat. Bedroom One, at 11'9" (3.58m) x 10'7" (3.23m), overlooks the rear garden. Bedroom Two, measuring 11'10" (3.61m) x 8'6" (2.59m), includes an airing cupboard for additional storage. Bedroom Three, 8'10" (2.69m) x 7'8" (2.34m), also benefits from a storage cupboard. A well-appointed modern bathroom features a white suite with a low-level WC, wash hand basin, and a bath with shower over, complemented by part-tiled walls and vinyl flooring.

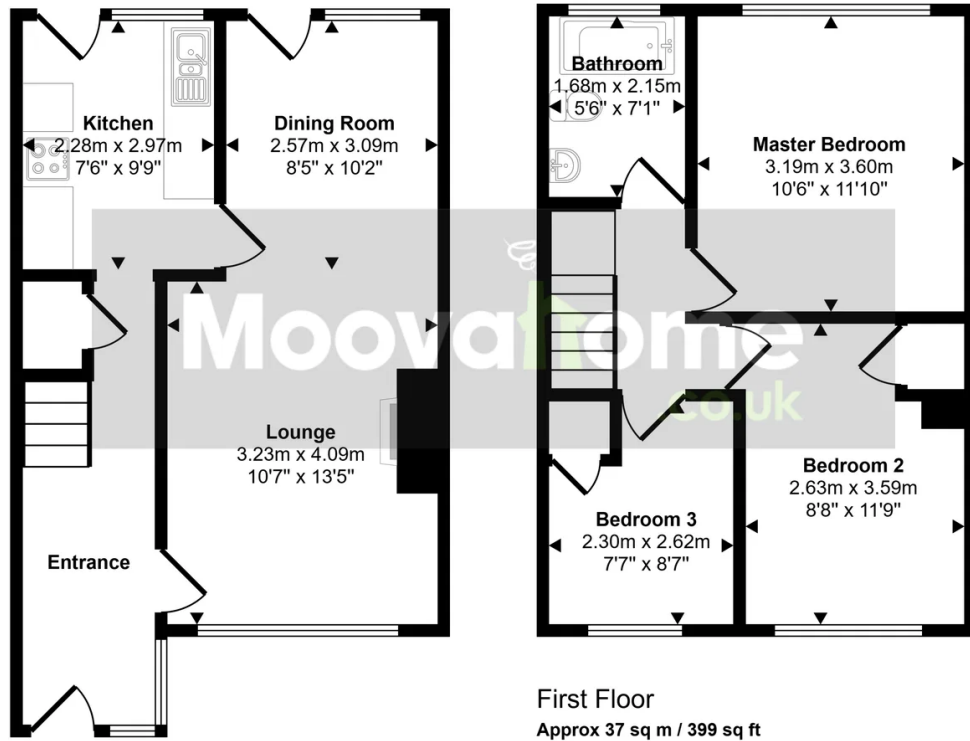
Outside, the front garden is laid to lawn with a path leading to the front door. The enclosed rear garden provides a lovely outdoor space with a lawn, a patio area, an outside tap, and a gate for rear access. A detached garage, measuring 17'11" (5.46m) x 9'4" (2.85m), is located at the rear, offering secure parking or additional storage, with an up and over door and a door leading to the garden.

Located in Coleview, SN3 4BG, this property offers convenient access to local amenities and transport links, making it an excellent choice for a comfortable and practical family lifestyle.





Approx Gross Internal Area
75 sq m / 809 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	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	



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