



25 Westlea Drive, SN5 7AN

Guide Price £230,000



Priced for a Quick Sale – Two-Bedroom Semi-Detached Home in Popular Westlea
An excellent opportunity to purchase a well-positioned two-bedroom semi-detached home in the popular residential area of Westlea, Swindon. Offered with a quick sale in mind, this property combines comfortable accommodation with useful additional space, off-road parking and a pleasant residential setting.

- Quick Sale
- West Swindon
- Parking
- Conservatory

Bedrooms: 2 | **Bathrooms:** 1 | **Receptions:** 2

Property Type: Semi Detached House

Council Tax Band: B



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With approximately 718 sq ft (67 sq m) of accommodation arranged over two floors, the property offers a practical layout that would suit first-time buyers, couples, small families or investors.

Inside

Upon entering, you are welcomed by a useful entrance area leading into the main living accommodation. The lounge/diner provides a comfortable and versatile space for relaxing, dining and entertaining, with natural light creating a pleasant everyday living environment.

The fitted kitchen is well positioned towards the rear of the property and provides practical workspace and storage. From the kitchen, doors lead through to the conservatory, which adds valuable extra living space and could be used in a variety of ways – whether as a dining area, home office, playroom, reading space or somewhere to sit and enjoy the garden.

Upstairs, the property offers two well-proportioned bedrooms, including a generous master bedroom, together with a family bathroom.

Room Sizes

Ground Floor

Entrance: Useful welcoming entrance area
 Lounge/Diner: 3.13m x 4.14m (10'3" x 13'7")
 Kitchen: 4.11m x 2.45m (13'6" x 8'0")
 Conservatory: 3.75m x 2.80m (12'4" x 9'2")
 First Floor

Master Bedroom: 4.10m x 3.87m (13'5" x 12'8")
 Bedroom 2: 2.05m x 2.81m (6'9" x 9'3")
 Bathroom: 1.84m x 1.90m (6'0" x 6'3")
 Approximate Gross Internal Area: 67 sq m / 718 sq ft

Ground Floor: Approx. 39 sq m / 418 sq ft
 First Floor: Approx. 28 sq m / 300 sq ft

Outside

The property benefits from off-road parking for two cars, providing a valuable convenience for residents.

To the rear is an enclosed garden, offering a private outdoor space that could be enjoyed for relaxing, entertaining, gardening or simply enjoying a morning coffee. The conservatory provides a useful connection between the internal accommodation and garden.

Location

Westlea is a popular and established residential area of Swindon, offering convenient access to a range of everyday amenities and transport links. The property is well placed for local schools, bus routes and nearby shops and services, while West Swindon Shopping Centre provides a wider selection of retail and everyday facilities.

There are also good road connections nearby, making it convenient for accessing other parts of Swindon and the surrounding area.

An Opportunity Not to Miss

Offering approximately 718 sq ft of accommodation, two bedrooms, a conservatory, two-car off-road parking and an enclosed rear garden, this home provides a versatile package in a popular West Swindon location.

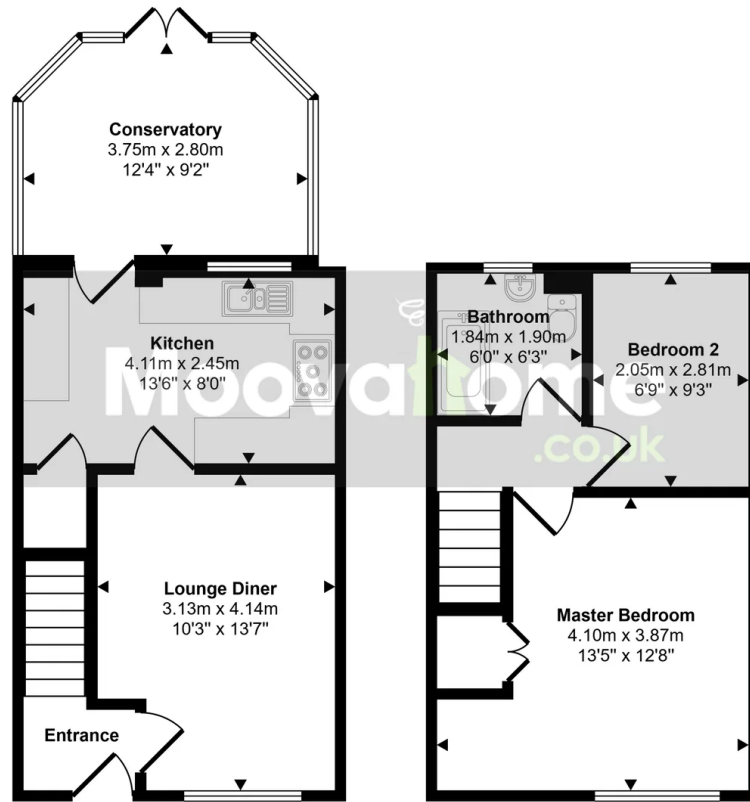
Whether you're looking to make your first move onto the property ladder, searching for a manageable family home or considering an investment purchase, this property offers a range of useful features and plenty of flexibility.

Priced for a quick sale, early viewing is highly recommended to appreciate the accommodation, layout and potential this home has to offer.

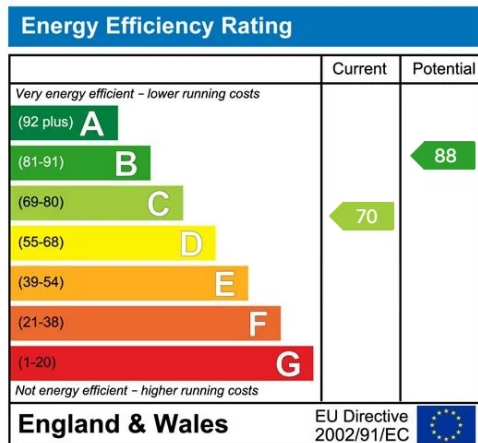




Approx Gross Internal Area
67 sq m / 718 sq ft



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.



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