



44 Lansdown Road, Swindon

Swindon

£310,000

mcfarlane

# 44 Lansdown Road

Swindon

Situated in the heart of the ever-popular Old Town, this well-presented three-bedroom semi-detached home is just a short walk from the excellent range of shops, cafés, restaurants and other local amenities. The accommodation is well arranged and comprises an inviting sitting room, a modern fitted kitchen/dining room, a convenient cloakroom with WC and wash hand basin, and a bright conservatory overlooking the rear garden, providing additional living space ideal for relaxing or entertaining.

To the first floor are two generous double bedrooms, a well-proportioned single bedroom, and a contemporary family bathroom fitted with a modern three-piece suite.

Further benefits include driveway parking and a desirable location close to the vibrant amenities of Old Town, making this an ideal home for families, professionals or those looking to enjoy all that this sought-after area has to offer.

Early viewing is highly recommended.



## 44 Lansdown Road

Swindon

Situated in the heart of popular Old Town, this well presented three bedroom semi-detached home offers a modern kitchen/diner, bright conservatory, cloakroom, family bathroom, driveway parking and easy access to shops, cafés, restaurants and local amenities. Early viewing advised.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



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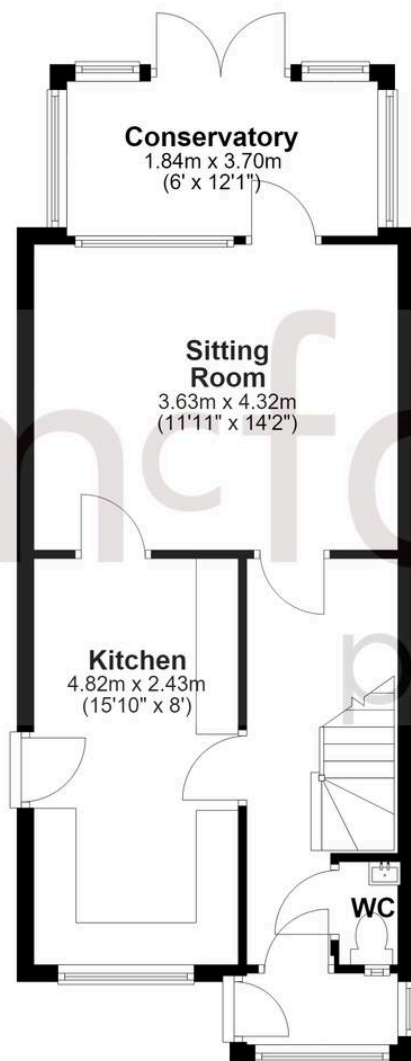
Swindon

- SEMI-DETACHED HOME
- MODERN FITTED KITCHEN
- TWO RECEPTION ROOMS
- MODERN BATHROOM
- THREE BEDROOMS
- GARAGE AND DRIVEWAY PARKING
- OLD TOWN, SWINDON



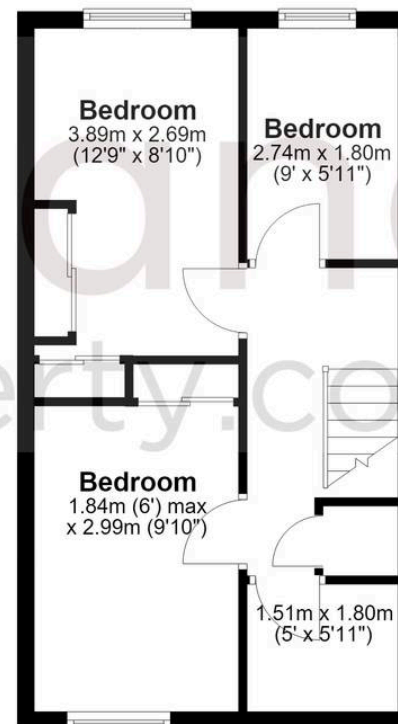
### Ground Floor

Approx. 45.8 sq. metres (493.5 sq. feet)



### First Floor

Approx. 36.0 sq. metres (387.6 sq. feet)



Total area: approx. 81.9 sq. metres (881.2 sq. feet)

## McFarlane Sales & Lettings

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