

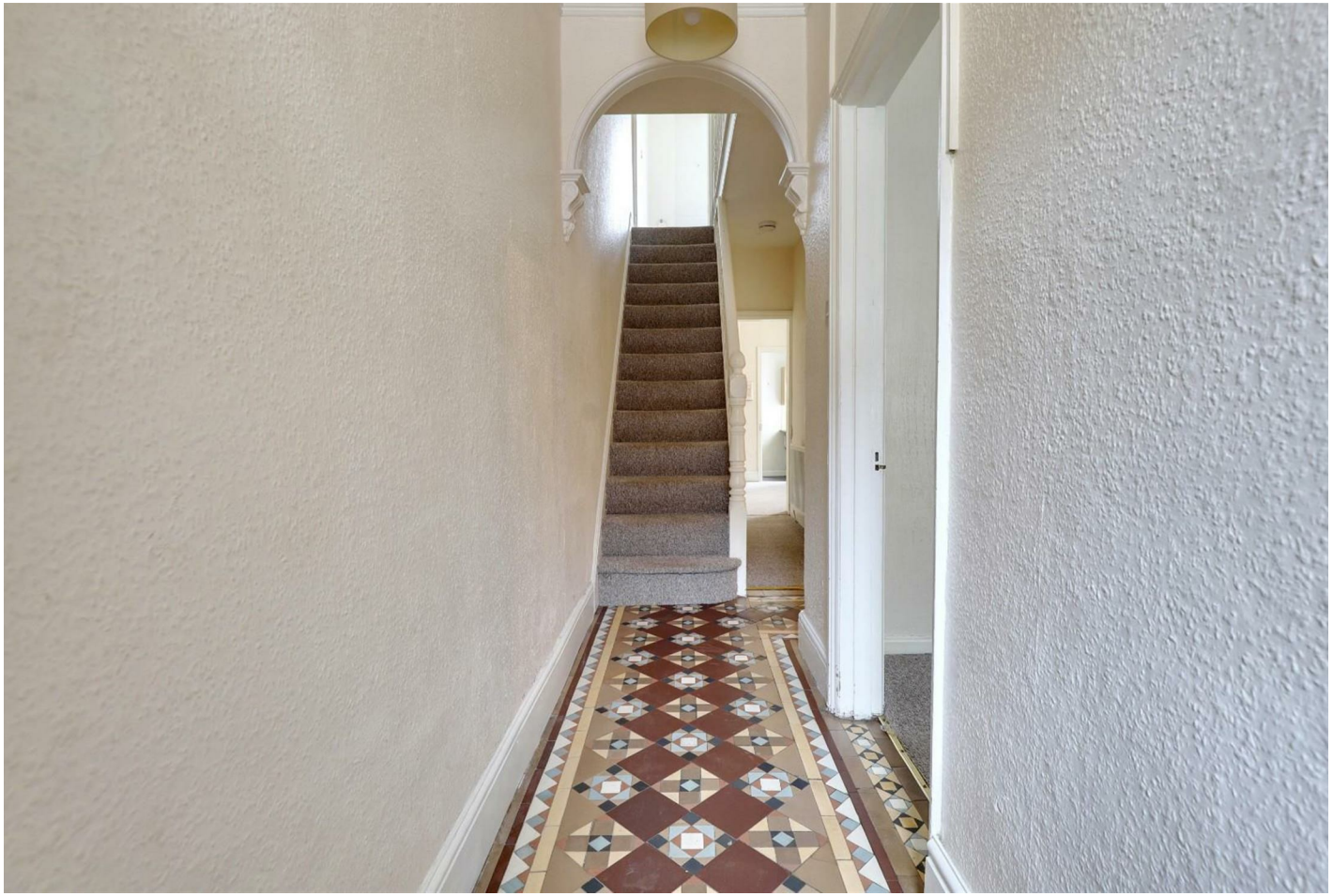
76 Kent Road, Old Town, Swindon, Wiltshire, SN1 3NW

Offers over £230,000









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Located in Old Town area of Swindon, this traditional Victorian terrace house on Kent Road offers three reception rooms, all complete with chimneys. The separate kitchen overlooks and has access to the garden along with a handy lean-to off the middle reception room. The property features two double bedrooms and a generous first-floor bathroom.

One of the standout features of this home is the west-facing rear garden, which benefits from rear access, allowing for easy outdoor enjoyment. This private garden space is perfect for summer gatherings or simply unwinding after a long day.

Situated just half a mile from the vibrant Old Town shops, bars, and restaurants, residents can easily enjoy the local amenities and social scene also enjoying a stop at The Town Gardens Victorian park on route. Additionally, the train station is a mere mile away, offering convenient links to London Paddington in under an hour, making it an excellent choice for commuters.

Description

Comprising entrance hallway, living room, second reception, dining room, kitchen, lean to, two double bedrooms and first floor bathroom. The entrance hallway has original tiled flooring and other decorative features, doors lead to all receptions and stairs lead to the first floor. The living room has a bay window overlooking the front courtyard, there is a chimney which is presumed to be solid through to the roof, there is currently an electric fire inset. The second reception also has a chimney, built in storage and french doors leading out to a lean to which in turn provides access to the rear garden. The dining room has a further chimney and handy under stair storage cupboard, a door leads through to the kitchen which enjoys views and access to the west facing rear garden. On the first floor there are two double bedrooms and bathroom housing a gas combination boiler.

Outside there is a small walled front courtyard. The rear garden is west facing enjoying the afternoon and evening sunshine via a patio leading to a lawn and gated rear access. The is a vehicular lane to the rear offering the opportunity of rear parking if some relatively extensive alterations were made and/or a garage could be added.

Services: Mains drainage, gas, electricity and water.

NOTE: there is damp works required at the property, a professional quote has been obtained and the work to be carried out will cost £10,000. This is for a purchaser to take on and it may be worth asking your mortgage advisor to check this will be acceptable. Please contact our office for further details.

Situation

Old Town is the historic older part of Swindon which is popular for its eclectic mix of bars, shops and restaurants amongst the practical amenities that are always handy to have on the doorstep. In addition to this, there are many walks to be enjoyed around one of the selection of public gardens and open countryside heading out to one of Swindon's old canal routes. There are four primary schools and a secondary in Old Town, all with good ofsted ratings. The town centre is yards away a short walk down the hill offering a vast array of shops, bars, restaurants and takeaways. The McArthurGlen Designer Outlet centre is the a 1 mile walk away offering an array of discounted designer labels along with further eateries and a saturday farmers market. Swindon train station offers links to London Paddington are available to access the capital in under the hour. The M4 motorway is also within 4-5 miles of the property roughly to either junction 15 or 16.





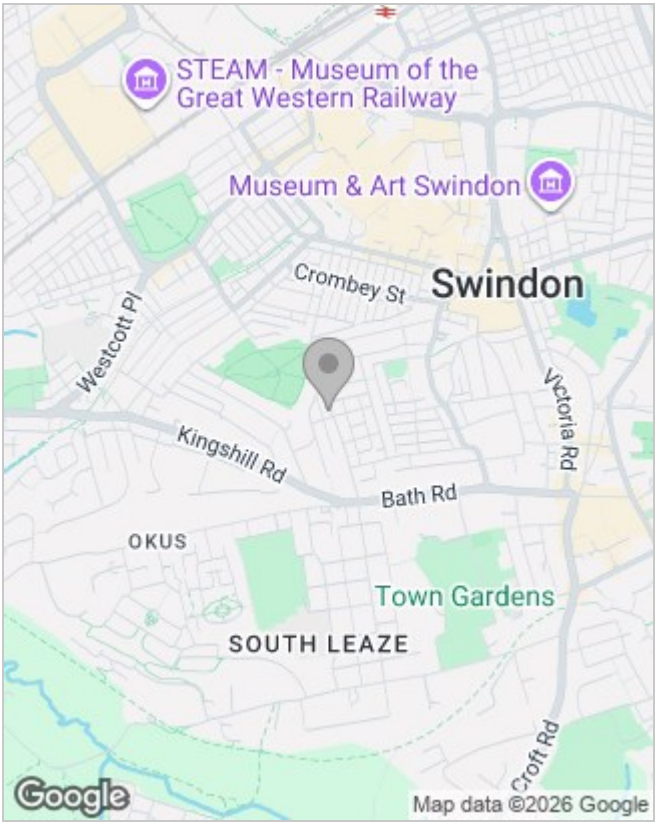


Floor Plans

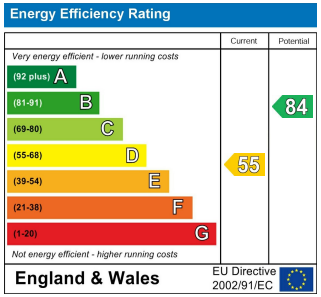


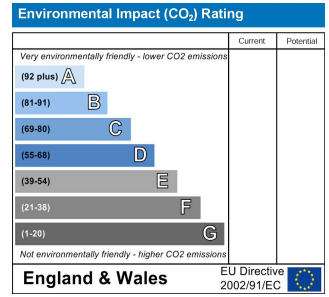
Total area: approx. 98.0 sq. metres (1054.6 sq. feet)

Area Map



Energy Performance Graph





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