



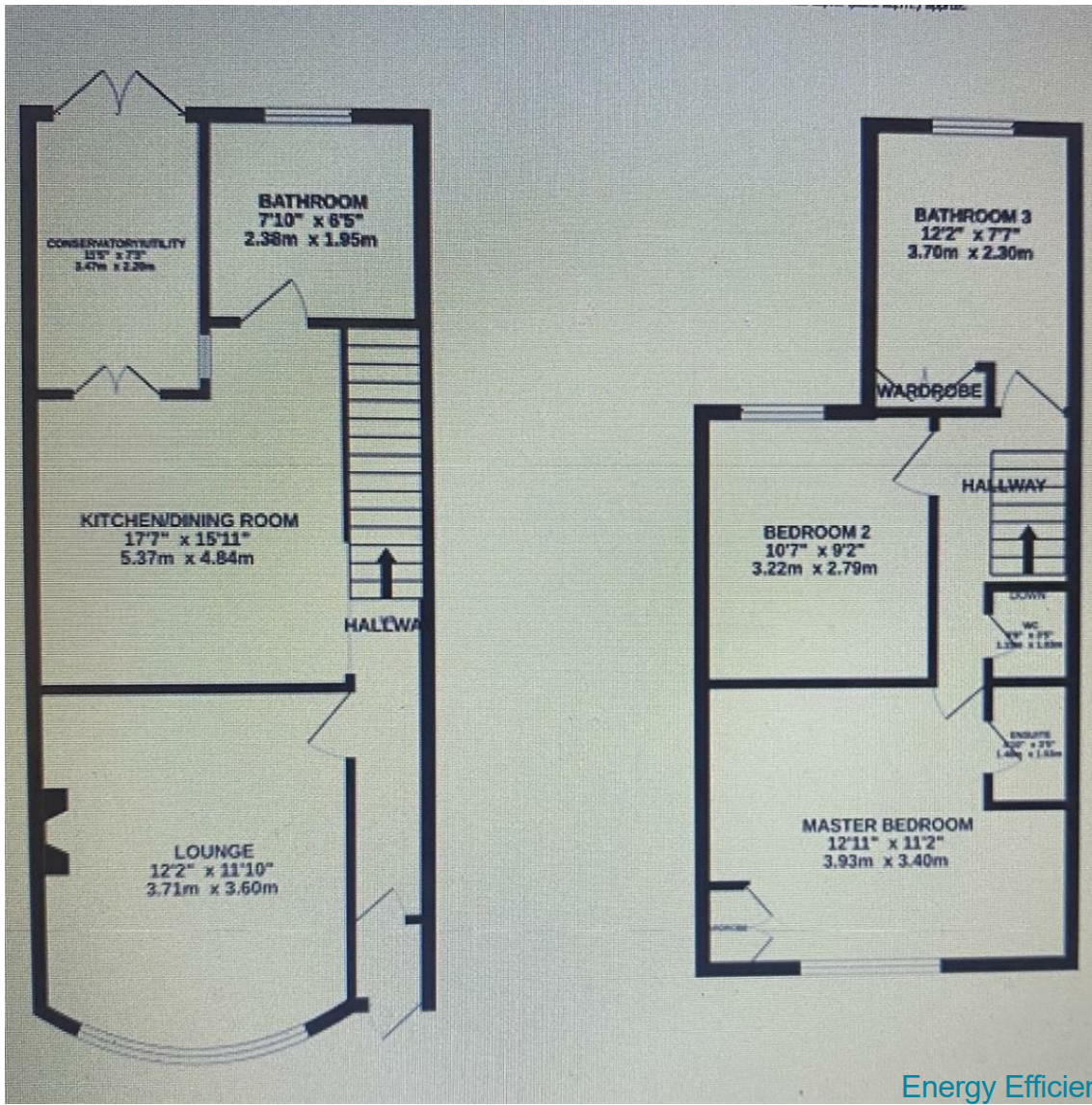
7 Swindon Road, Swindon, SN1 3JJ

**Guide price £300,000**

Resides Swindon are delighted to be marketing this stunning and much improved three double bedroom property set in the heart of Old Town. It is immaculate throughout and offers solid wood flooring, original features and has been updated to a high standard. The accommodation comprises, entrance hall, lounge with a dual fuel burner, kitchen/dining room, downstairs bathroom, conservatory/ utility. To the first floor houses three double bedrooms with a toilet and en suite shower to the main bedroom. To the outside is a bespoke garden with a storage area. This a very much loved home. **EARLY VIEWINGS RECOMMENED.**



# Floor Plan



Area Map

Energy Efficiency Graph



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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.