



GRANT FRASER
TOWN & COUNTRY



14 Bath Road, Old Town, Swindon, Wiltshire, SN1 4BA
Guide price £240,000



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Situated in the heart of Old Town, Swindon, this charming Grade II listed house on Bath Road offers a delightful blend of modern living and historical character. Believed to date back to 1830, the property spans an impressive 1,135 square feet and boasts high ceilings that create a sense of space and light throughout.

Upon entering, you are welcomed into a semi-open plan reception area that seamlessly connects to a contemporary kitchen, perfect for both entertaining and everyday living. The house features two generously sized double bedrooms, providing ample space for relaxation and rest. The first-floor bathroom is well-appointed, catering to the needs of modern life.

One of the standout features of this property is the basement, which presents an exciting opportunity for conversion, subject to planning permission. This additional space could be transformed to suit your personal needs, whether it be a home office, gym, or extra storage.

Outside, the property benefits from allocated parking, a valuable asset in this bustling area. The central location means you are just a stone's throw away from a vibrant selection of boutique shops, bars, and restaurants, making it an ideal spot for those who enjoy the convenience of urban living.

For commuters, the train station is approximately two miles away, providing easy access to nearby cities, while the M4 motorway is around four miles distant, ensuring excellent transport links.

Description

Comprising storm porch, reception, kitchen, two bedrooms, bathroom. There is an entrance area which is currently open plan to the reception, this area could be easily adapted to create an entrance hallway. The reception has a feature fireplace, bay window with sash windows and shutters. A trap door leads to the basement, which is tall enough for even tall individuals to stand in, this could be converted to some form of accommodation (STP) and currently offers a fantastic store area or wine cellar. The modern kitchen is semi open plan to the reception, all areas enjoy period high ceilings and good natural daylight provided by the equally tall windows. On the first floor there are two double bedrooms, both with built in storage, bedroom one overlooks the trees to the front. The modern bathroom has a shower over the bath and handy towel rail.

Outside there is a front courtyard garden and allocated parking to the rear of the property.

Services: we understand mains gas, electricity, water and sewage are connected to the property.

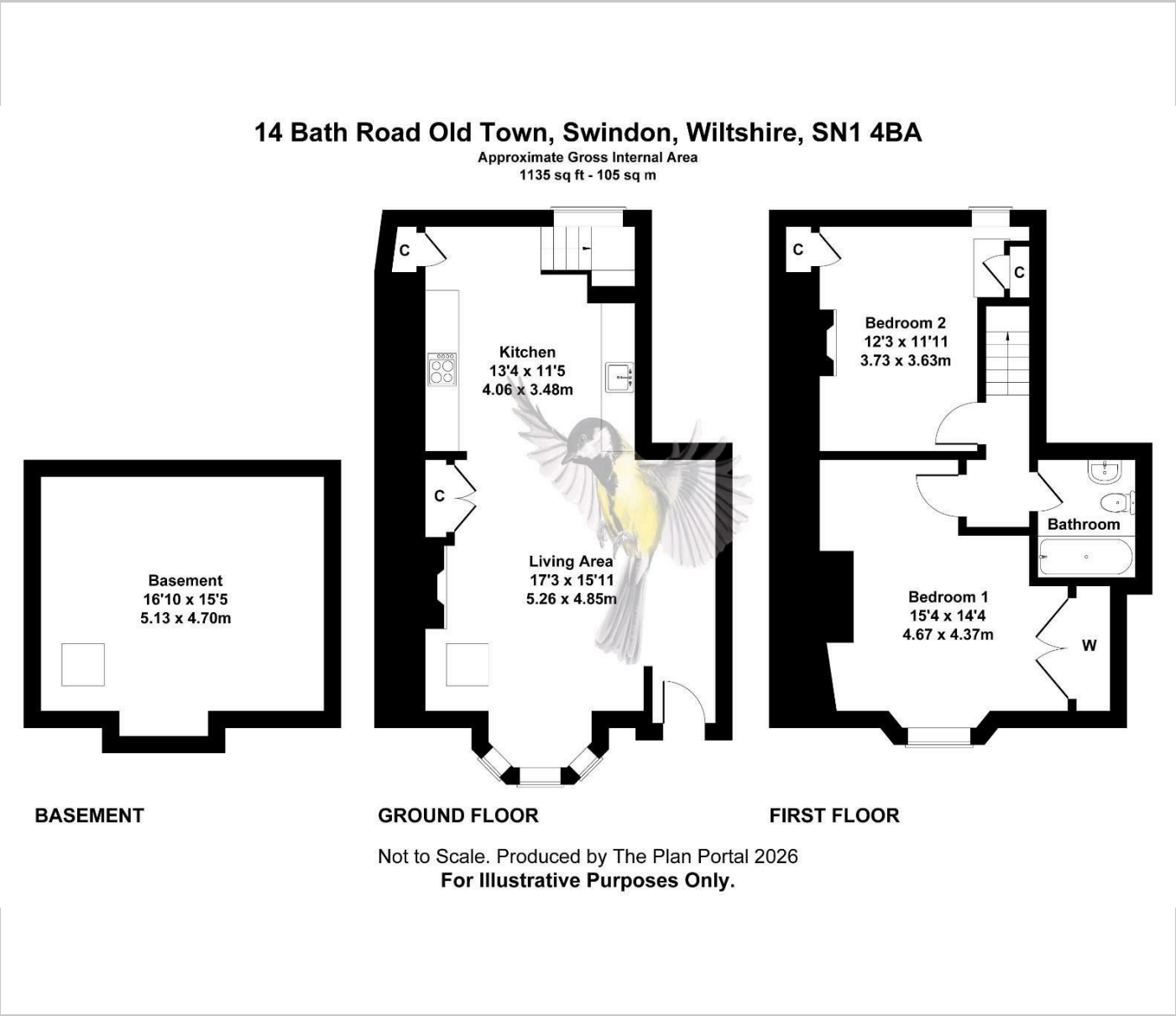


Situation

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 is a walk down the hill where the train station with trains running to London Paddington can be utilised to access the capital in under the hour. The M4 motorway is also within 3 miles of the property roughly to either junction 15 or 16.



Floor Plans



Area Map



Energy Performance Graph

