



Flat 1, 54, Nevinson Road, Swindon, SN3 1FQ

Guide Price **£230,000-£240,000**

**richard
james**



****GUIDE PRICE £230,000-£240,000****

This charming and well-designed ground floor home offers bright, comfortable living with a practical layout that makes excellent use of the space.

The property opens into a welcoming central hallway that provides access to all rooms. To the left, a generous lounge offers a fantastic space for relaxing or entertaining, with plenty of room for both seating and dining. The adjoining kitchen is well arranged with an electric oven, 4 ring gas hob, ceramic 1.5 bowl sinks, creating a practical and enjoyable space for cooking. The property also benefits from two independent zones for the heating, all via the gas boiler.

The home features two well-proportioned bedrooms, both offering flexibility for sleeping accommodation, a home office, or guest space. Each room benefits from natural light and a pleasant sense of space. Further to the bedrooms there is an ensuite to the master bedroom.

A family bathroom with bath and shower, wash basin and toilet adding to everyday convenience. Additional storage cupboards off the hallway, one with plumbing for a washing machine help keep the home tidy and organized.

Externally there is a spacious paved terrace with stairs to private rear entrance. The terrace features include outside electric socket, external tap and wooden shed.

Overall, this is a bright and inviting home with a well-balanced layout, ideal for first-time buyers, downsizers, or anyone looking for comfortable single-level living in a welcoming setting,

Service charge; TBC Ground rent; TBC
EPC; B Council tax; C L
ease length remaining; 242 years





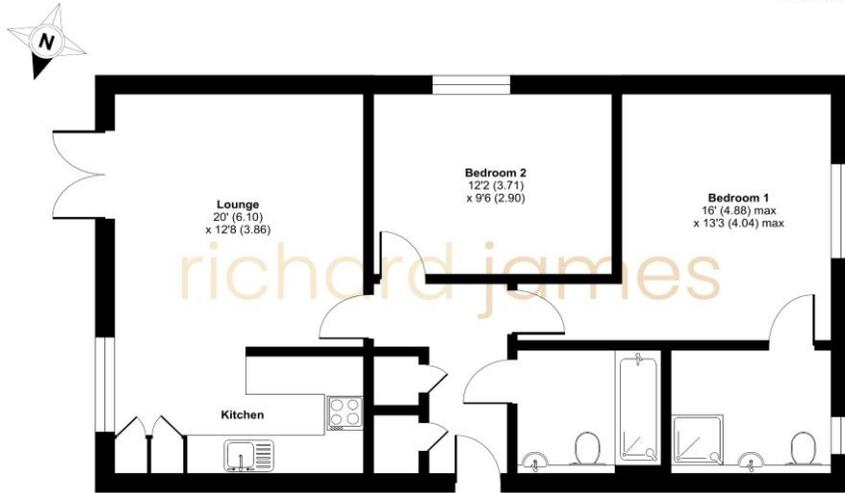
richard
james



richard
james



Approximate Area = 730 sq ft / 67.8 sq m
For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for Richard James, REF: 1418661

call us for a free
valuation on your property

apartments@richardjames.uk

Gemini House | Hargreaves Road | Swindon | SN25 5AZ

exceptional service

Our team will guide you through the process of buying or selling your home.

We have a team of dedicated sales progressors in place to ensure your purchase or sale runs smoothly through to completion, keeping you in the loop and a close eye on your chain while moving you in as swiftly and smoothly as possible.

- Honest valuations in current market conditions
- Dedicated sales progression team
- Recommended financial advisors
- 5* service from valuation to completion
- Award winning lettings service
- Ahead of the game marketing strategies
- Professional photography
- Social media marketing
- Top listings on Rightmove and Zoopla

call us for a free
valuation on your property

apartments@richardjames.uk

Gemini House | Hargreaves Road | Swindon | SN25 5AZ

Richard James & their clients give notice that:

1. These sales and particulars do not constitute any part of an offer of contract, and are for the guidance of prospective purchasers only and should not be relied on as statements of fact.
2. No representations are made in these particulars as to the condition of the property or as to whether any service or facilities are in good working order.
3. All Measurements are approximate.

rightmove 