



1 Nelson Street, Swindon, Wilts, SN1 5EX

£184,995

SWINDON
Homes Direct

Swindon Homes are pleased to market this very well presented three bedroom, Victorian end-terraced property situated in a quiet road near Faringdon Park Swindon. The accommodation comprises; entrance hall, lounge, dining room, kitchen, rear lobby, downstairs bathroom plus three double bedrooms. Further benefits include uPVC double glazed windows and doors, gas central heating and enclosed rear garden with side access. Some of the internal walls and ceilings plus all external walls have been re-plastered due to age, wear and tear. The property is close to the town center, the outlet centre, local bus routes and schools. This property would make an ideal purchase for a growing family, a first time buyer or investor.

Front Garden

approx 4' x 18' (approx 1.22m x 5.49m)

Small iron gate with path to front door under small porch area, easy maintenance paving to side, all enclosed by brick walls.

Entrance Hall

10'7" x 3' (3.23m x 0.91m)

Half glazed uPVC entrance door, radiator, stairs to first floor, half glazed wooden doors to lounge and dining room.

Lounge

9'8" x 15'7" (2.95m x 4.75m)

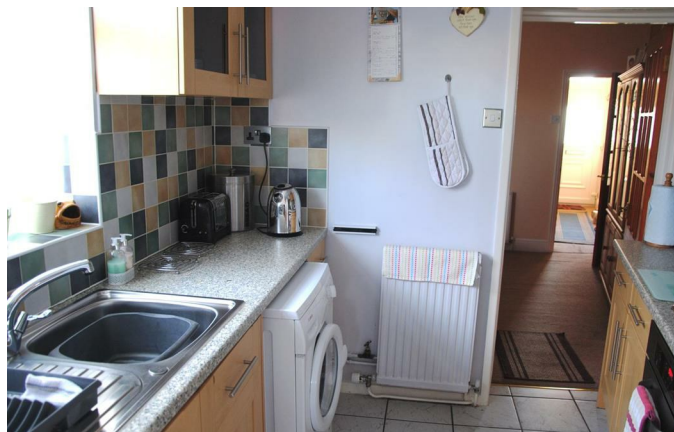
uPVC double glazed windows with wooden fitted blinds to front aspect, radiator, wooden fire place housing electric fire, dado rail, half glazed door to hall.

Dining Room

10'10" x 16'8" (3.30m x 5.08m)

uPVC double glazed window with fitted blinds to rear aspect, radiator, one large and one smaller under stairs storage cupboards, half glazed wooden door to kitchen.





Kitchen

8' x 8'4" (2.44m x 2.54m)

uPVC double glazed window to side aspect. A modern fitted kitchen with a selection of units at both eye and base level, matching rolled top work surfaces and part tiled walls, stainless steel single bowl sink unit with mixer tap over, integrated four burner gas hob with electric fan oven under and extractor over, space and plumbing for washing machine, space for fridge/ freezer, radiator, tiled floor, folding door to inner lobby.

Inner Lobby

3' x 5'8" (0.91m x 1.73m)

Door to large storage cupboard, door to bathroom, half glazed uPVC door to garden, tiled floor.

Downstairs Bathroom

6'2" x 5'6" (1.88m x 1.68m)

uPVC opaque glazed window to rear aspect. A modern fitted white bathroom suite comprising low level WC, pedestal wash basin, panelled bath with mixer tap and shower attachment. radiator, matching floor and wall tiles.

Stairs To First Floor

landing 5' [over stairs] x 17'7" (landing 1.52m [over stairs] x 5.36m)

From hallway stairs to first floor landing with balustrade, uPVC window to side aspect, access to insulated and part boarded loft space with light via wooden drop down loft ladder, 3-4 year old combi boiler is also situated in the loft, doors to all three bedrooms.

Bedroom One

8'5" x 15' (2.57m x 4.57m)

uPVC double glazed window with fitted blinds to rear aspect, radiator, ceiling fan, door to landing.

Bedroom Two

9'9 x 9'8" (2.97m x 2.95m)

uPVC double glazed window with fitted blinds to front aspect, radiator, door to landing.

Bedroom Three

9'8" x 9'6" (2.95m x 2.90m)

uPVC double glazed window with fitted blinds to front aspect, radiator, ceiling fan, door to landing.

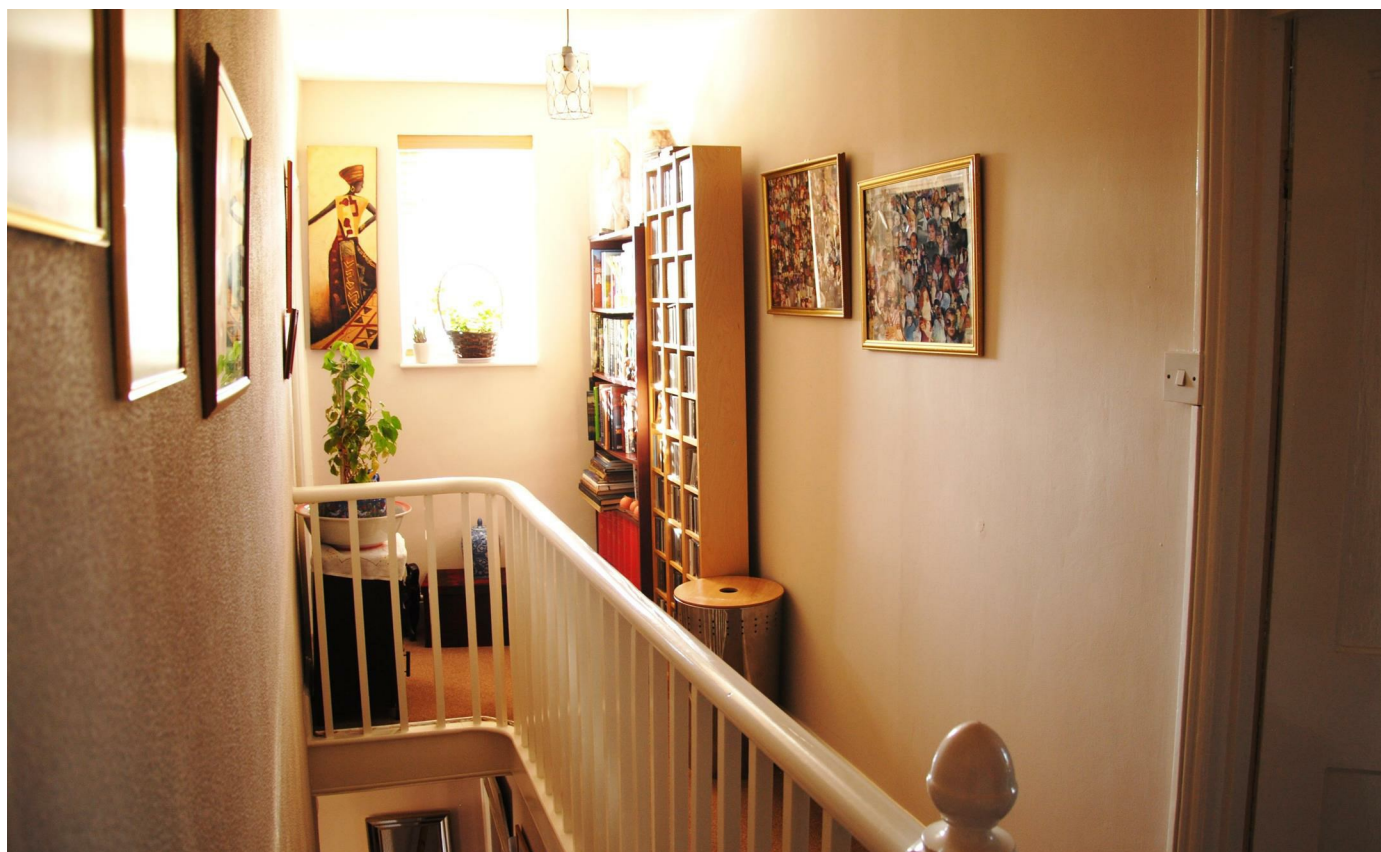
Rear Garden

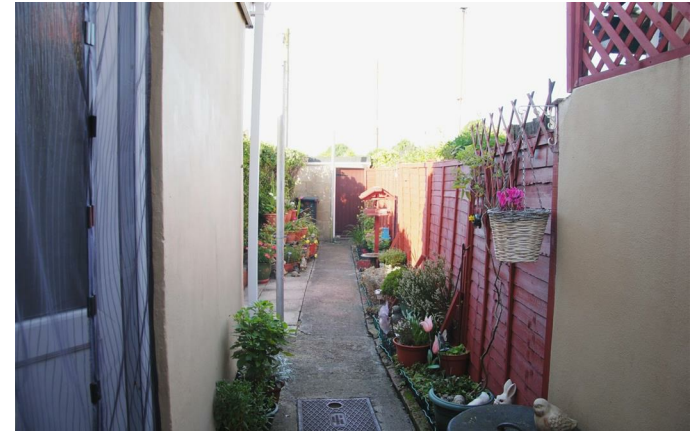
30' x 11'3" into 7' (9.14m x 3.43m into 2.13m)

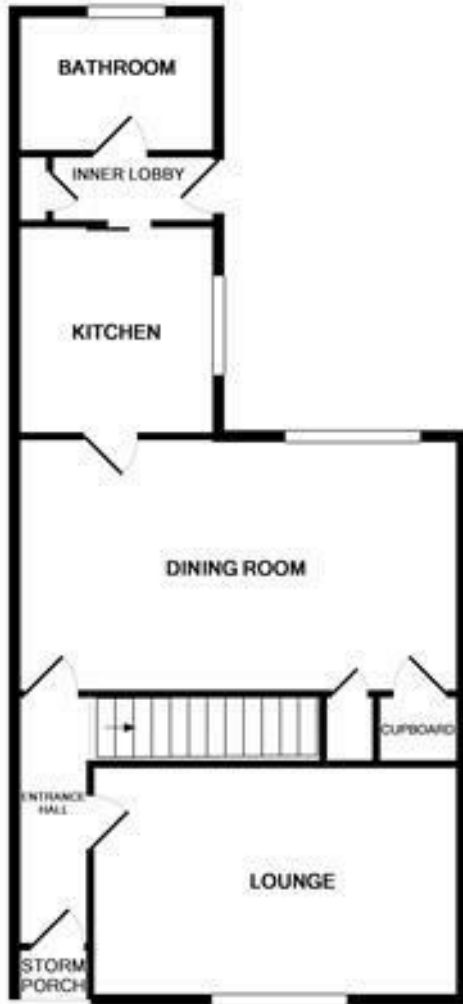
Path to rear of garden with paving to either side, side borders with a selection shrubs and flowers, block built shed, wooden side gate, outside light, garden is enclosed by wooden fencing.

Parking

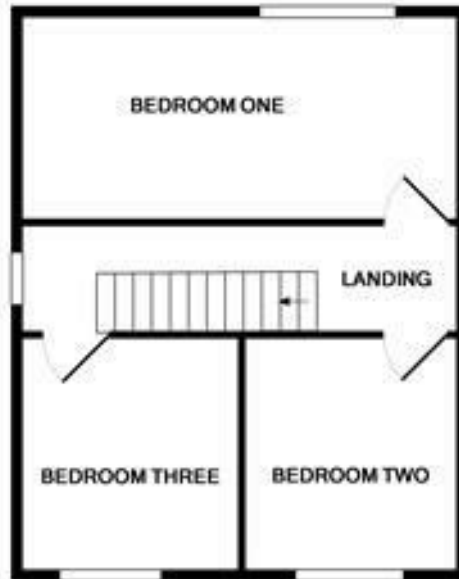
There is on road residence parking to the front and on the streets near to the property.







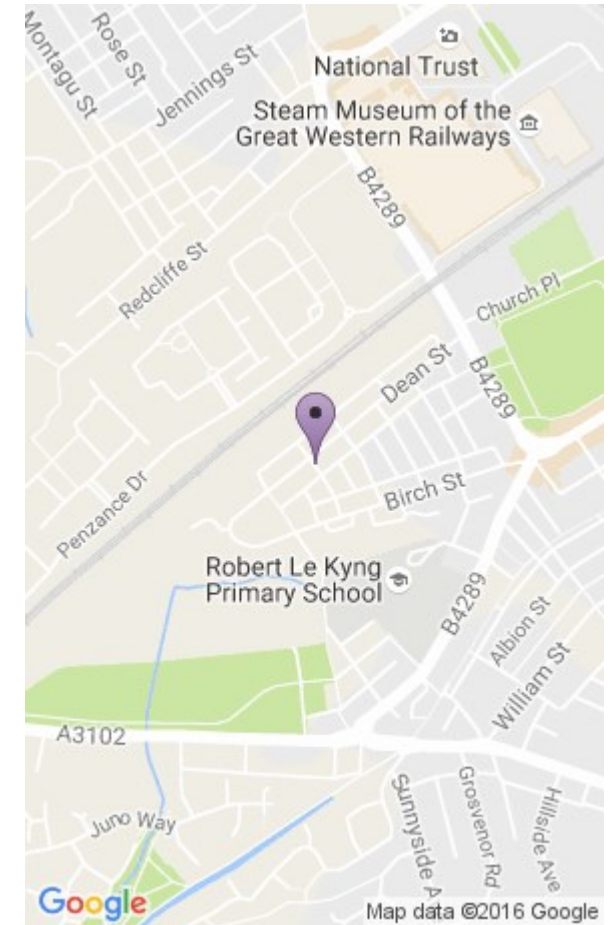
GROUND FLOOR
APPROX. FLOOR
AREA 598 SQ.FT.
(55.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 443 SQ.FT.
(41.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1041 SQ.FT. (96.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	