



1 Thurlestone Road, Old Walcot., Swindon, Wiltshire, SN3 1EQ

£249,995



867 WSS

NO ONWARD CHAIN. Swindon Homes are pleased to market this slightly dated three bedroom semi-detached property set on a quiet road in Old Walcot Swindon. The accommodation comprises; entrance porch, hallway, lounge, dining room, kitchen, shower room, downstairs WC, two double and a good size single bedroom and family bathroom. Further benefits include gas central heating, part double glazed windows and doors, enclosed rear garden plus a garage and driveway parking for one car. The property is close to Swindon Town centre , Old Town , local bus routes and schools. The property does need some updating.

Front Garden

approx 22' x 17'10" (approx 6.71m x 5.44m)

Driveway to garage and path to front door, front garden mainly laid to Cotswold stone, all enclosed by low brick wall.

Entrance Porch

2' x 5' (0.61m x 1.52m)

uPVC sliding entrance door to front aspect with uPVC window to side, side letter box, door to hallway.

Hallway

13' x 6' into 3' (3.96m x 1.83m into 0.91m)

Aluminium opaque glazed entrance door, radiator, stairs to first floor, under stairs cupboard, doors to kitchen and lounge.

Lounge

14'10" into bay x 12' (4.52m into bay x 3.66m)

uPVC double glazed bay window to front aspect, radiator, stone fire place with 1970' s style stand alone gas fire, sliding opaque glass doors to dining room, door to hallway.

Dining Room

10'6" x 9' (3.20m x 2.74m)

Aluminium sliding patio doors to rear aspect, radiator, serving hatch, sliding doors to lounge.

Kitchen

10'09 x 10' (3.28m x 3.05m)

Window to front aspect, a selection of wall mounted units at both eye and base level, matching work surfaces and part tiled walls, stainless steel single bowl sink unit with mixer tap over, space and plumbing for washing machine, space for fridge, floor mounted gas boiler, half glazed door to lobby, door to hallway.



Rear Lobby

9' x 2'8" (2.74m x 0.81m)

Half glazed uPVC door to garden with window to side, doors to downstairs WC, shower room and garage.

Shower Room

5' x 5'6" (1.52m x 1.68m)

Window to side aspect, standalone shower unit with tiled splash backs, door to rear lobby.

Downstairs WC

5' x 2'09" (1.52m x 0.84m)

Opaque window to rear aspect, WC. door to rear lobby.

Stairs to First Floor

landing 8'8" x 7'8" into 5'6" into 7'8" (landing 2.64m x 2.34m into 1.68m into 2.34m)

Stairs from hallway to first floor landing, window to side aspect, doors to bathroom and three bedrooms, airing cupboard, access to insulated loft space.

Bathroom

5'7" x 7'7" (1.70m x 2.31m)

Opaque window to rear aspect, a bathroom suite comprising panelled bath with shower over, pedestal wash basin, WC, radiator, part tiled walls.

Bedroom One

14'10" into bay x 10'04" (4.52m into bay x 3.15m)

uPVC double glazed bay window to front aspect, radiator. door to landing.

Bedroom Two

10'6" x 10'9" (3.20m x 3.28m)

Window to rear aspect, radiator, door to landing.

Bedroom three

8'8" x 8'4" (2.64m x 2.54m)

uPVC double glazed window to rear aspect, radiator, over stairs storage cupboard, door to landing.

Rear Garden

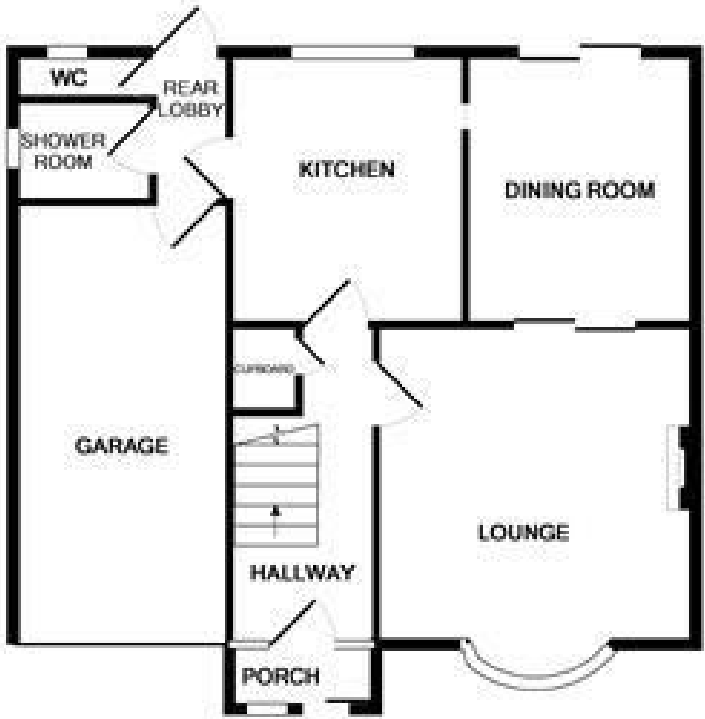
approx 80' x 26' (approx 24.38m x 7.92m)

Concrete path to both sides of rear door with small path to lawn, Cotswold stone squares either side, rest of garden is laid to lawn with borders of small trees, bushes and shrubs. washing line, all enclosed by wooden fencing.

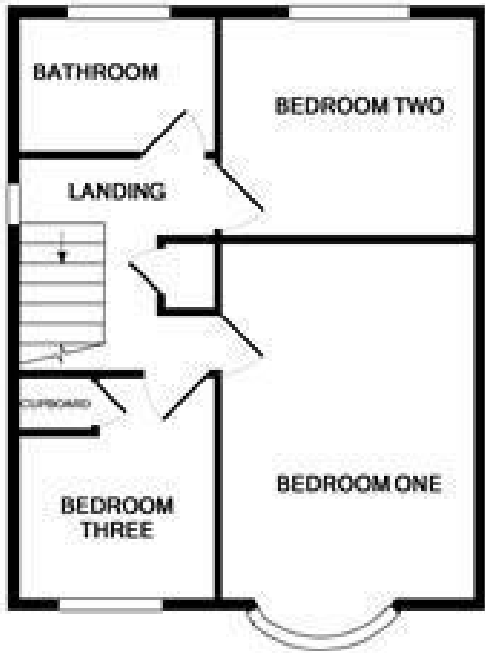
Garage and Parking

garage 17'6" x 8'04" (garage 5.33m x 2.54m)

Garage at end of driveway with up and over door, window to side, power and light, door to rear lobby, driveway parking.



GROUND FLOOR
APPROX. FLOOR
AREA 636 SQ. FT.
(59.1 SQ. M.)

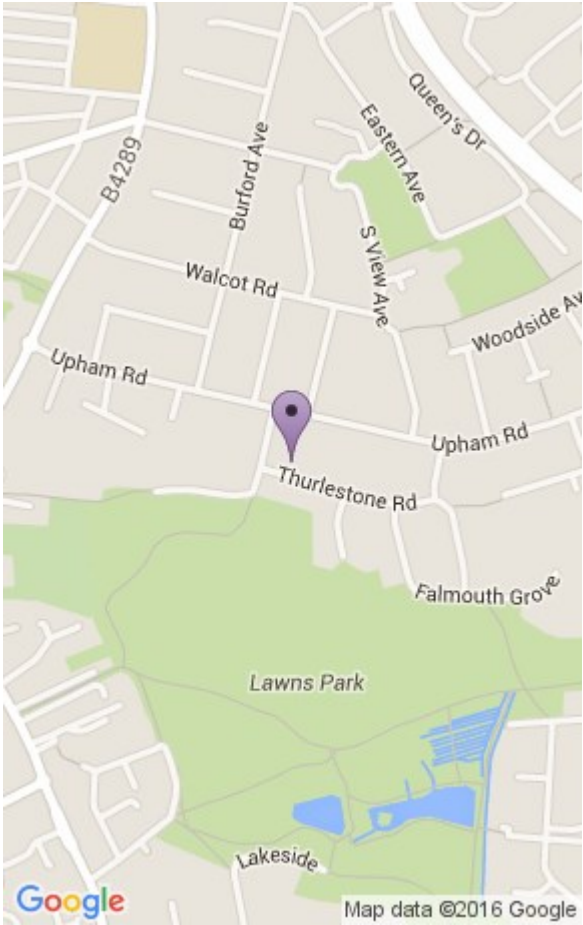


1ST FLOOR
APPROX. FLOOR
AREA 427 SQ. FT.
(39.7 SQ. M.)

TOTAL APPROX. FLOOR AREA 1063 SQ. FT. (98.8 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		