



**5 Oakford Walk, Park, Swindon, Wiltshire, SN3-2RE**

**£163,995**





Swindon Homes are pleased to market this well presented three bedroom mid-terraced property situated off the road on a walkway in Park Swindon. The accommodation comprises downstairs; entrance hall, lounge, kitchen with separate dining area, upstairs; two double and a good size single bedroom plus family bedroom. Further benefits include gas central heating, uPVC double glazed windows and doors, a tidy rear garden and a good size front garden. The property is close to all local amenities such as bus routes, shops and schools. There is also easy access to the A419 and M4 if required. The property is Laing Easy Form Construction.

#### Front Garden

approx 18'5 x 24' (approx 5.61m x 7.32m)

Iron gate with path to front door, lawn to side, wall mounted gas box, two uPVC entrance doors, garden is enclosed by wooden fencing.

#### Entrance Hall

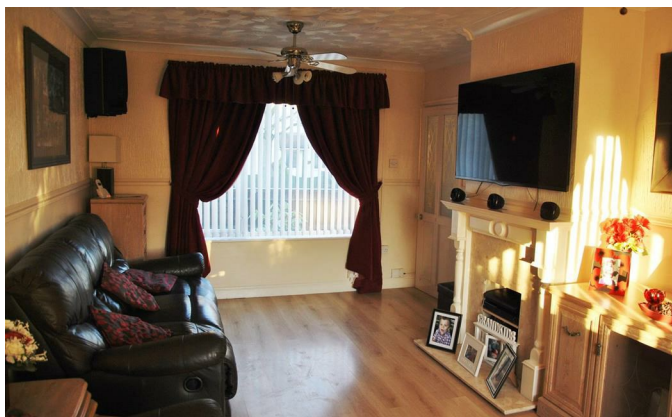
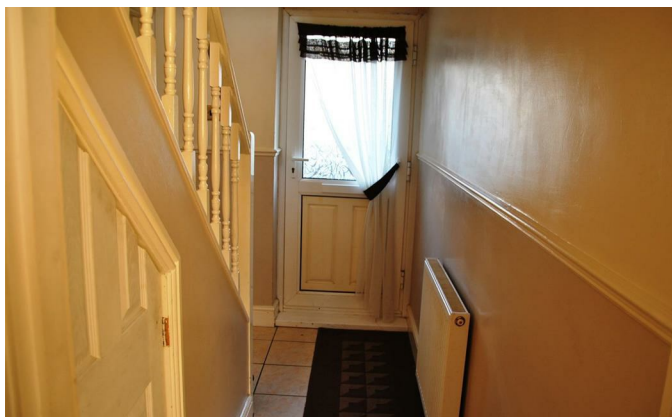
10' x 5'6 into 2'8 (3.05m x 1.68m into 0.81m)

uPVC half opaque glazed entrance door, stairs to first floor, under stairs cupboard, tiled floor, radiator, dado rail, doors to lounge and kitchen.

#### Lounge

18' x 11'10' (5.49m x 3.61m')

uPVC double glazed window with fitted blinds to front and rear aspect, radiator, feature fire place with wooden surround and imitation marble inlay, laminate flooring, dado rail, two ceiling fans, glazed door to hallway.





### **Kitchen**

8'8" x 12'6" (2.64m x 3.81m)

uPVC double glazed window with fitted blinds and uPVC half opaque glazed door to rear aspect. A modern fitted kitchen with light Oak units to both eye and base level, matching rolled top work surfaces and part tiled walls, one and a half bowl Astra ceramic sink unit with mixer tap over, five burner gas cooker with two ovens, grill and plate warmer, extractor over, space and plumbing for washing machine and tumble dryer, tiled flooring, door to dining area.

### **Dining Area**

9'4 x 6'8" (2.84m x 2.03m)

uPVC opaque half glazed door to front, storage cupboard housing combi boiler, storage cupboard housing electric meter, laminate floor. Space for family size dining table and chairs.

### **Stairs to first Floor**

landing 2'6 approx x 8'8" (landing 0.76m approx x 2.64m)

Stairs with balustrade and dado rail from hallway to first floor landing, uPVC window to rear aspect, doors to three bedrooms and family bathroom.

### **Bedroom One**

12'5 x 9'8" (3.78m x 2.95m)

uPVC double glazed window with fitted blinds to front aspect, radiator, bedroom furniture, two storage cupboards, ceiling spot lights, door to landing.

### **Bedroom Two**

10'08" x 9'4" (3.25m x 2.84m)

uPVC double glazed window with fitted blinds to front aspect, radiator, double wardrobe, bedroom furniture, access to insulated loft space, door to landing.



### **Bedroom Three**

7'6" x 8'8" (2.29m x 2.64m)

uPVC double glazed window with fitted blinds to rear aspect, radiator, storage cupboard, bedroom furniture, door to landing.

### **Bathroom**

5'4" x 6'3" into 2'4 x 2'8 (1.63m x 1.91m into 0.71m x 0.81m)

Two uPVC opaque windows to rear aspect. A modern white bathroom suit comprising panelled bath with mixer tap to centre of bath, wall mounted Mira shower, shower curtain, vanity unit housing hand wash basin with mixer tap over, low level WC, radiator, ceiling down lights, fully tiled wall and floor, door to landing.

### **Rear Garden**

approx 25' decreasing to 7' x 24' (approx 7.62m decreasing to 2.13m x 7.32m)

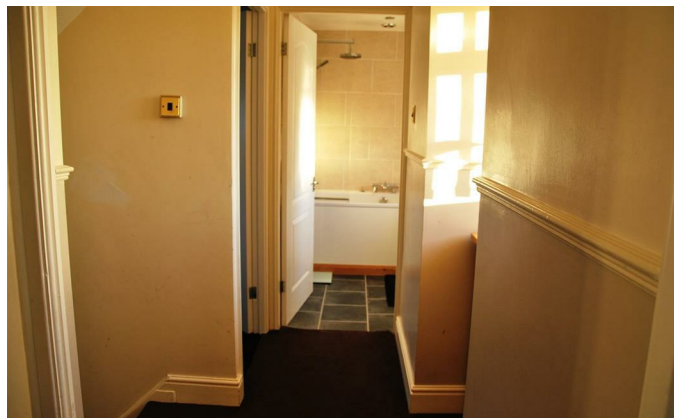
A well maintained enclosed rear garden consisting gravel path to patio, garden shed, small decked area with lawn to centre, washing line, all enclosed by wooden fencing.

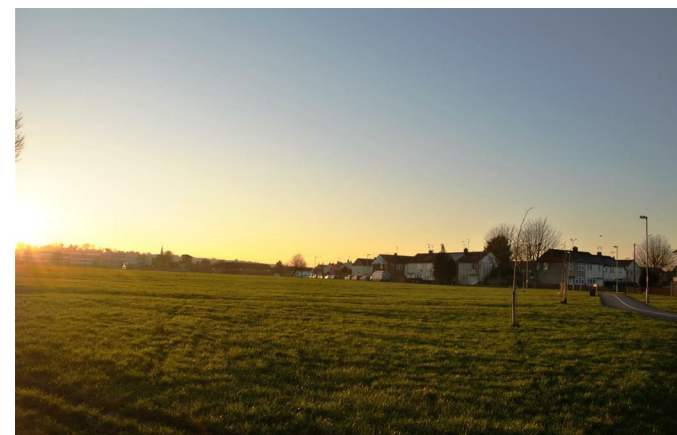
### **Parking**

There is parking available in the side road opposite the property.

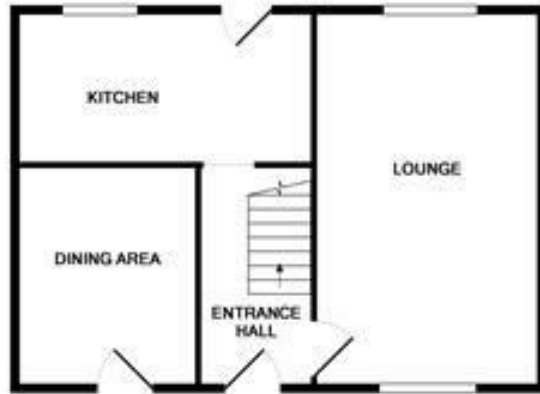




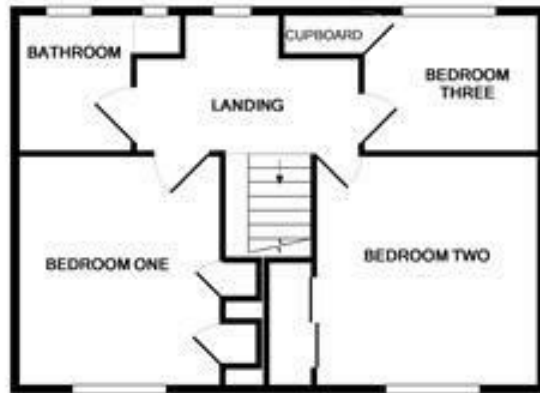








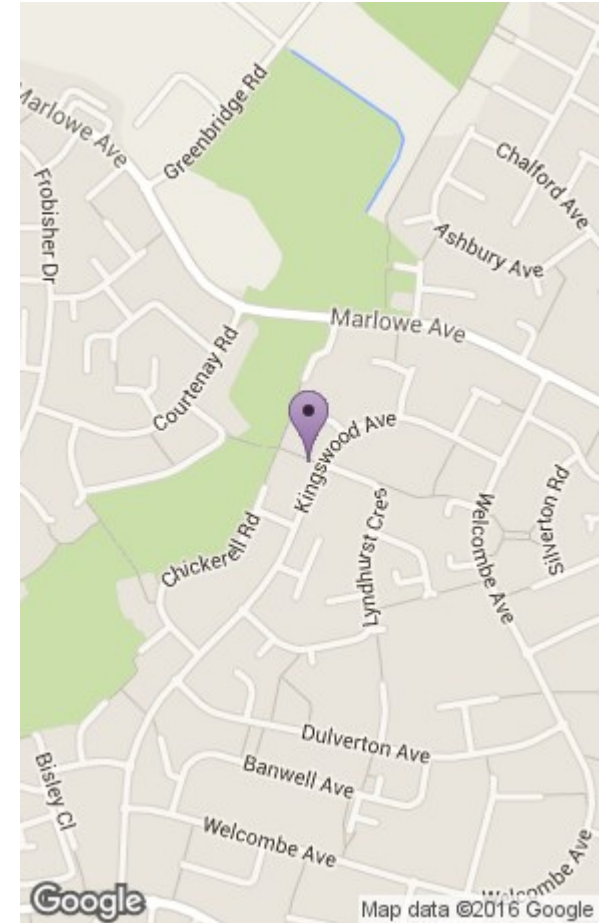
GROUND FLOOR  
APPROX. FLOOR  
AREA 548 SQ. FT.  
(50.9 SQ. M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 548 SQ. FT.  
(50.9 SQ. M.)

TOTAL APPROX. FLOOR AREA 1097 SQ. FT. (101.9 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		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(82 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC		England & Wales	