



149 Windrush, Highworth, Swindon, Wiltshire, SN6 7DX

£155,000



NO ONWARD CHAIN. Swindon Homes are pleased to market this well presented three bedroom mid-terraced property situated in a quiet location in Windrush, Highworth. The accommodation comprises; entrance hall, lounge / diner, kitchen, two double and a single bedroom plus family bathroom. Further benefits include gas central heating, uPVC double glazed windows and doors, enclosed rear garden with back access and a garage situated in a separate block. The property is close to local shops, the town centre, schools and bus routes in Swindon if required.

#### Front Garden

approx 20' x 15' (approx 6.10m x 4.57m)

Path to front door with lawn to either side, wall mounted gas box.

#### Entrance Hall

6'6 x 4'2" (1.98m x 1.27m)

uPVC half glazed entrance door, radiator, wall mounted storage cupboard housing electric meter, stairs to first floor, door to lounge/ diner.

#### Lounge / Diner

22' x 7'9 (6.71m x 2.36m)

uPVC double glazed windows to front and rear aspect, radiator, doors to kitchen and hallway.

#### Kitchen

11'7" x 6'9" (3.53m x 2.06m)

uPVC double glazed window and half glazed uPVC door to rear aspect. A modern fitted kitchen with a mix of units at both eye and base level, matching rolled top work surfaces and part tiled walls, one and a half bowl stainless sink unit with mixer tap over, integrated electric hob with oven under, space and plumbing for washing machine, space for fridge / freezer and tumble dryer. radiator, tiled floor, door to lounge.





#### Stairs to First Floor

Stairs from hallway to first floor landing, airing cupboard housing combi boiler, access to insulated loft space, doors to all three bedrooms and family bathroom.

#### Family Bathroom

5'5" x 5'9" (1.65m x 1.75m)

uPVC double glazed opaque window to rear aspect. A white bathroom suite comprising panelled bath with shower over, shower curtain, pedestal wash basin, low level WC, radiator, part tiled walls and tiled floor, door to landing.

#### Bedroom One

12'3" x 8'9" (3.73m x 2.67m)

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

#### Bedroom Two

8'6" x 8'9" (2.59m x 2.67m)

uPVC double glazed window to rear aspect, radiator, double wardrobe, door to landing.

#### Bedroom Three

5'9" x 6'6" (1.75m x 1.98m)

uPVC double glazed window to front aspect, radiator, over stairs storage unit, door to landing.



#### Rear Garden

approx 28' x 16' (approx 8.53m x 4.88m)

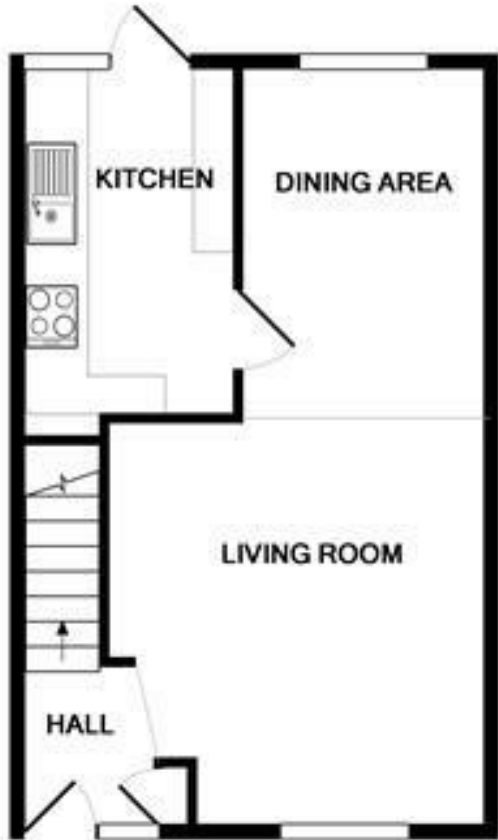
Patio to rear of property, steps to path to back gate, lawn to either side, all enclosed by wooden fencing.

#### Garage and Parking

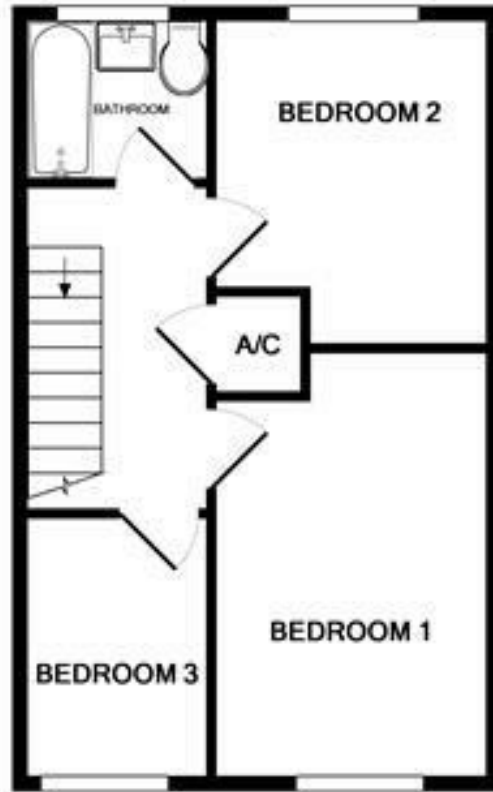
garage 17' x 8' (garage 5.18m x 2.44m)

The garage is in a separate a short distance from the house along with additional parking.





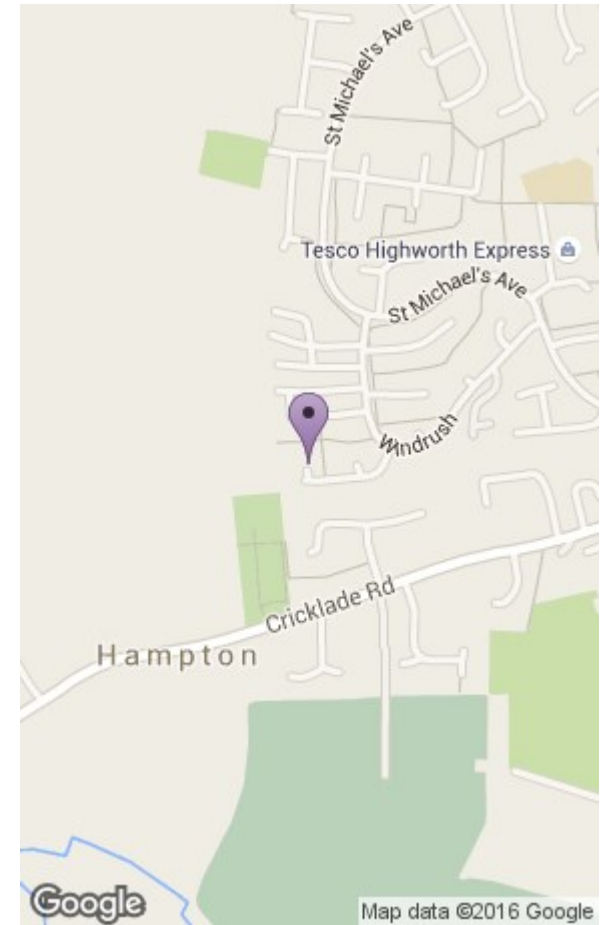
GROUND FLOOR



1ST FLOOR

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>			(81-91) <b>A</b>		
(81-91) <b>B</b>			(69-80) <b>B</b>		
(69-80) <b>C</b>			(55-68) <b>C</b>		
(55-68) <b>D</b>			(39-54) <b>D</b>		
(39-54) <b>E</b>			(21-38) <b>E</b>		
(21-38) <b>F</b>			(1-20) <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	
				EU Directive 2002/91/EC	