

54 Cassini Drive, Redhouse, Swindon, Wilts, SN25 2JY

£250,000

SWINDON
Homes Direct

INVESTORS. NO ONWARD CHAIN. TENANTED PROPERTY. Swindon Homes are pleased to market this four double bedroom, three storey, end-terraced property, situated in a quiet location in Oakhurst, Swindon. The accommodation comprises, ground floor; entrance hall, kitchen / breakfast room, dining room, cloakroom, first floor; lounge, master bedroom with en-suite, family bathroom, second floor; three further bedrooms, shower room and airing cupboard. Further benefits include gas central heating, uPVC double glazed windows and doors and an enclosed rear and front garden. The property is on a corner plot and is close to local shops, bus routes and schools and has easy access to the A419 if required.

Front Garden

approx 13'8" x 54' (approx 4.17m x 16.46m)

Iron gate with path to front door, lawn to either side all enclosed by privet hedge and iron fencing, wooden gate to rear garden.

Entrance Hall

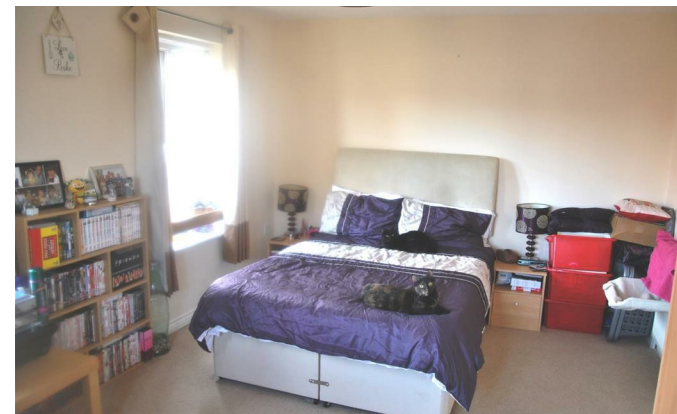
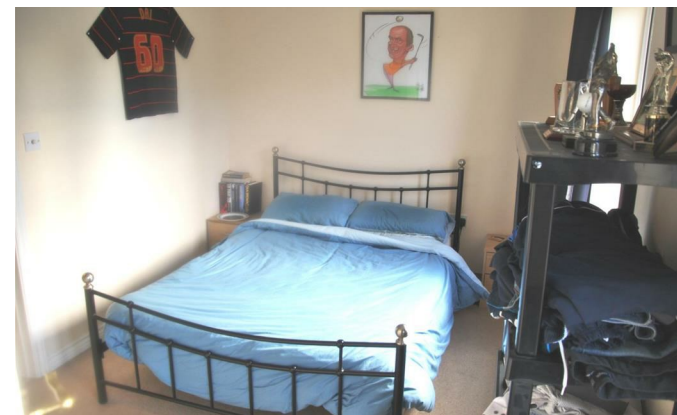
4'6" into 10'3" x 10'9" into 3'8" (1.37m into 3.12m x 3.28m into 1.12m)

uPVC entrance door, radiator, doors to kitchen, cloakroom and dining room, 'u' shaped stairs to first floor.

Kitchen / Breakfast Room

15' x 10'5" (4.57m x 3.18m)

Two uPVC double glazed windows, one to front and one to side aspect, uPVC double glazed patio doors to side [rear garden]. 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 stainless steel sink unit with mixer tap over, gas hob with electric double oven under and extractor over, space and plumbing for washing machine and dishwasher, space for fridge /freezer, radiator, tiled floor, door to hallway. There is plenty of space for a family size dining table and chairs.





Dining Room

15' x 8'4" (4.57m x 2.54m)

Two uPVC double glazed windows with fitted blinds to side aspect, radiator, door to hallway.

Cloakroom

6'6" x 2'9" (1.98m x 0.84m)

A white suite comprising of low level WC and pedestal wash basin, radiator, extractor fan, wall mounted fuse box, door to hallway.

Stairs to First Floor

landing 3'7" x 6'10" (landing 1.09m x 2.08m)

'U' shaped stairs with balustrade to first floor landing, doors to master bedroom, family bathroom and lounge, radiator, stairs to second floor.

Master bedroom

14'4" x 8'5" into 3' (4.37m x 2.57m into 0.91m)

Three uPVC double glazed windows to side aspect, two radiators, doors to en-suite. and landing.

En-Suite

6' x 5' (1.83m x 1.52m)

uPVC opaque double glazed window to side aspect. A white suite comprising low level WC, pedestal wash basin, walk in shower with tiled splash backs, radiator, extractor fan. door to bedroom.



Family Bathroom

5'7" x 6'7" (1.70m x 2.01m)

uPVC opaque double glazed window to side aspect. A modern white suite comprising low level WC, pedestal wash basin, panelled bath with shower over, shower curtain, radiator, door to landing.

First Floor Lounge

15' x 10'7" (4.57m x 3.23m)

uPVC double glazed windows to both rear and side aspect, two radiators, door to landing.

Stairs to 2nd Floor

landing 9'2" x 10' (landing 2.79m x 3.05m)

'U' shaped stairs to second floor landing, doors to bedroom two, three and four, Jack and Jill shower room, room and airing cupboard, radiator.

Bedroom Two

15'1" x 8'7" (4.60m x 2.62m)

Three uPVC double glazed windows, two to front aspect, one to side aspect, two radiators, one door to Jack and jill shower room.

Jack and Jill Shower Room

5'8" x 6'6" (1.73m x 1.98m)

uPVC opaque double glazed window to side aspect. A modern white bathroom suite comprising low level WC, pedestal wash basin, walk in shower with tiled splash backs, radiator, two doors one to bedroom two one to landing.



Bedroom Three

7'1" x 7'10" (2.16m x 2.39m)

uPVC double glazed window to rear aspect, radiator, access to insulated loft space, door to landing.

Bedroom Four

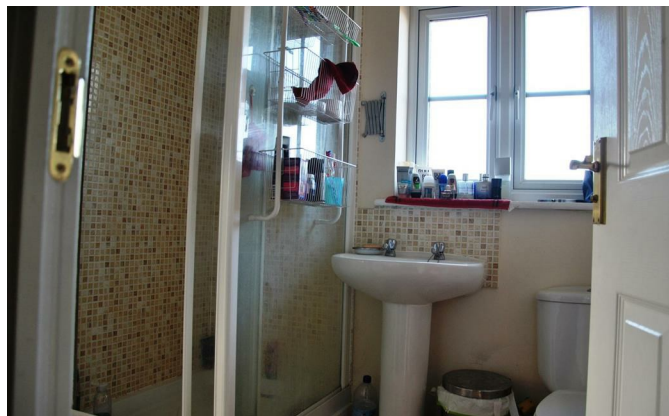
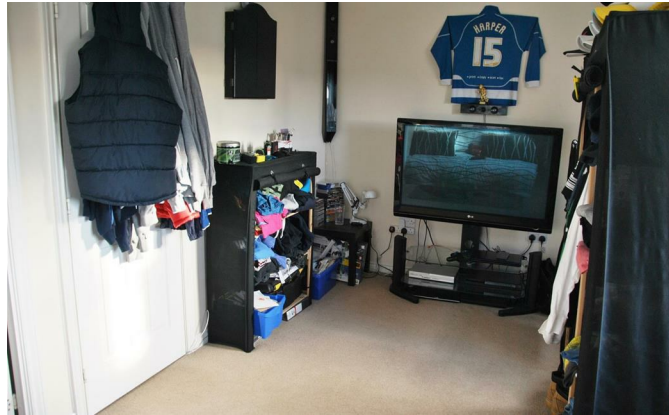
7'9" x 7'5" (2.36m x 2.26m)

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

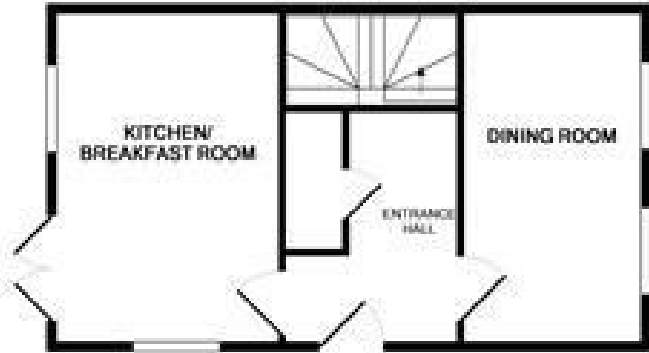
Rear Garden

approx 16' x 24' (approx 4.88m x 7.32m)

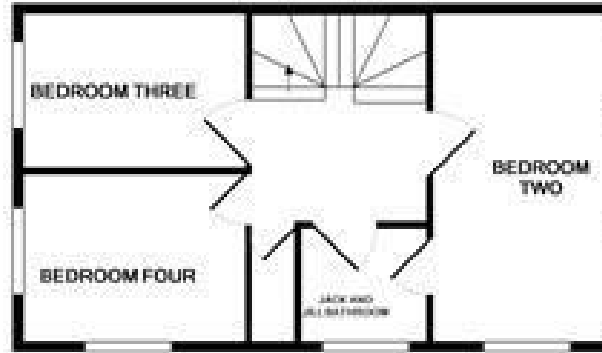
There is a patio area to the rear of the property, rest of garden is laid to lawn, side gate to front garden, out side tap, all enclosed by wooden and brick fencing.



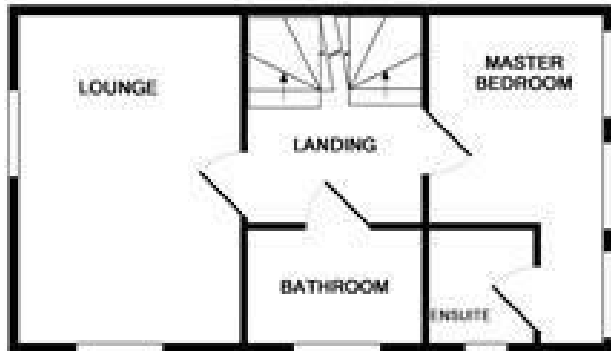




GROUND FLOOR
APPROX. FLOOR
AREA 411 SQ.FT.
(38.2 SQ.M.)



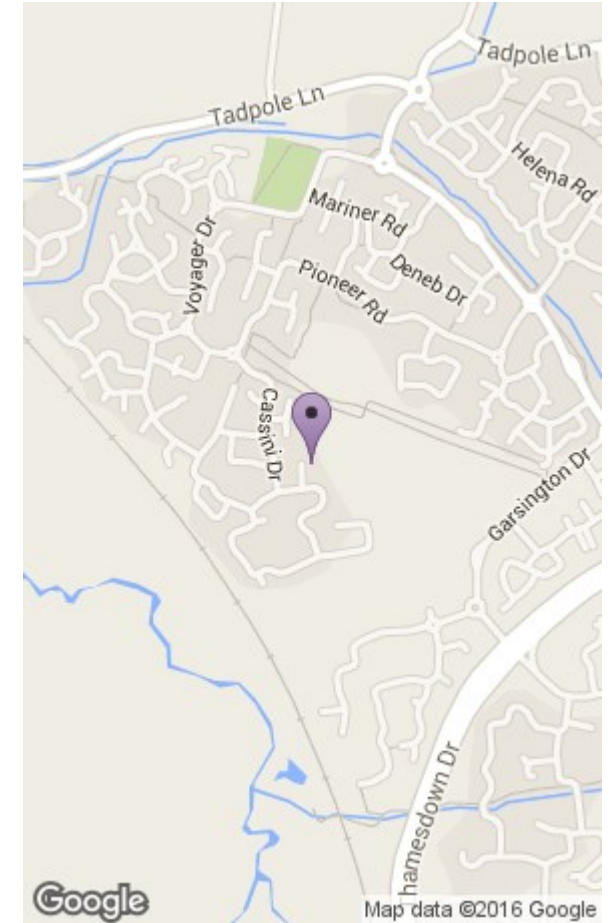
3RD FLOOR
APPROX. FLOOR
AREA 411 SQ.FT.
(38.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 411 SQ.FT.
(38.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1234 SQ.FT. (114.6 SQ.M.)

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