



38 Cambria Place, Swindon, Wiltshire, SN1 5DN  
Offers Invited £325,000

SWINDON  
Homes Direct

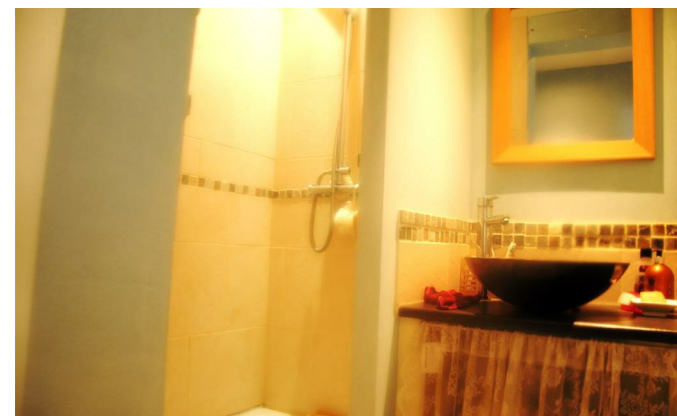
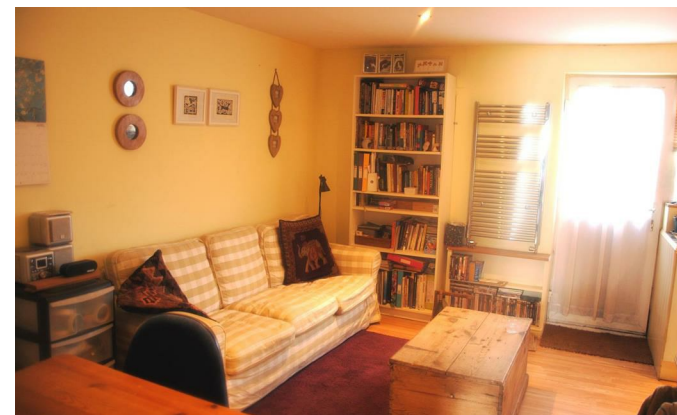
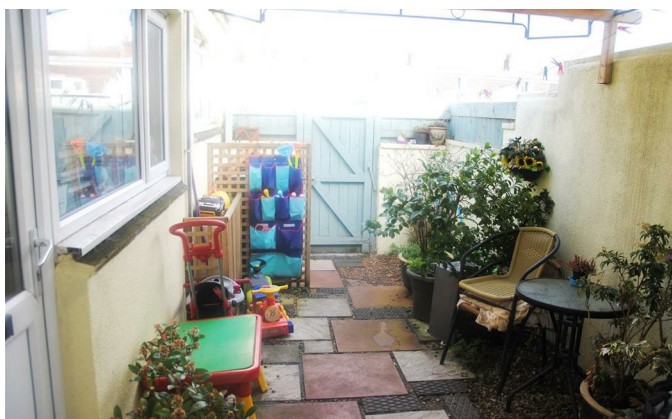


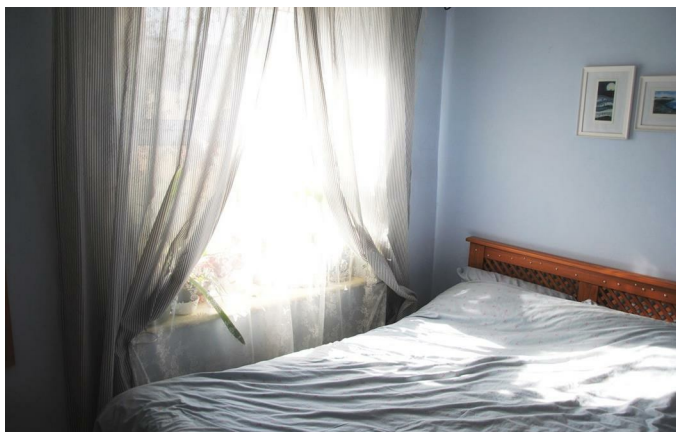
NO ONWARD CHAIN. Swindon Homes are pleased to market this Victorian mid-terraced property situated close to the old canal and Swindon Town Centre. It is currently split into two annexes which are a ground floor two bedroom annex and a three bedroom annex joined if required by a connecting door [ this was once one property]. The accommodation comprises, ground floor annex ; entrance door to kitchen / dining / lounge area, large under stairs cupboard, inner lobby, bathroom and two bedrooms. Neighbouring Annex comprises ; entrance door into kitchen / dining / lounge area, stairs to first floor, three double bedrooms and family bathroom [ one bedroom could be used as a larger dining room / lounge]. Further benefits of both comprise gas central heating, uPVC double glazed doors and windows, interconnecting door, enclosed courtyard to rear with back access. There is a parcel of land to the rear of the property and part of next door which has full planning permission for two large double garages, plus a granny annex and parking for four cars. This may be able to be changed and a house build instead.

### Courtyard

18' x 8' (5.49m x 2.44m)

Wooden fence to front with entrance gate, brick walls to side courtyard base is laid with a selection of coloured paving slabs, entrance doors to both annexes.





### **Kitchen / Diner / Lounge.**

13' x 14' (3.96m x 4.27m)

uPVC half glazed entrance door and uPVC double glaze window with fitted blinds to rear aspect. The kitchen area has cream units to both eye and base level with matching work surfaces and part tiled walls, round stainless steel sink with mixer tap over, round stainless steel drainer, five burner gas hob with extractor over, space for oven under, space and plumbing for washing machine, space for fridge / freezer, wall mounted combi boiler, ceiling down lights, heated towel rail, laminate floor.

There is enough room for a family sized dining table and chairs, a three seater settee or two two seater sofas and a coffee table, door to large under stairs cupboard, bathroom and two bedrooms, hidden door to adjoining annex.

### **Inner lobby**

2'2 x 3'2" (0.66m x 0.97m)

The inner lobby is between the lounge , two bedrooms and bathrooms.

### **Bathroom**

7' x 5' (2.13m x 1.52m)

The modern bathroom has a low level WC, walk in shower with tiled splash backs, plus stand alone round wash bowl with mixer tap over, standing on a wall mounted plinth, tiled splash backs and floor, ceiling down lights, door to inner lobby.

### **Bedroom One**

7'05" x 11' (2.26m x 3.35m)

uPVC double glazed window to front aspect, radiator, integrated into the wall three good sized storage draws, ceiling down lights, laminate floor, door to inner lobby.

### **Bedroom Two**

2'8" x 3'4" into 12' x 6'63" (0.81m x 1.02m into 3.66m x 1.83m)

uPVC double glazed window to front aspect, radiator, laminate floor, storage cupboard plus storage shelves and draws, door to inner lobby.

### **2nd Kitchen / Lounge**

17' x 9'10" (5.18m x 3.00m)

Half glazed uPVC entrance door, uPVC double glazed window and a smaller uPVC opaque glazed window to side aspect. The kitchen area has a selection of white units at both eye and base levels with matching rolled top work tops and part tiled walls, stainless steel one and a half bowl sink unit with mixer tap over, electric hob with oven under, space and plumbing for washing machine, space for dishwasher or tumble dryer, space for fridge freezer, ceiling down lights, storage cupboard with shelf for TV, space for three seater settee, stairs to first floor, hidden door to adjoining annex.

### **Stairs to first Floor Landing**

loading 2'11 x 9'9" into 2'11 x 5'7" (loading 0.89m x 2.97m into 0.89m x 1.70m)

Stairs to first floor landing, access to insulated loft space, radiator, doors to three bedrooms and family bathroom.

### **Bedroom One**

13'9 x 7'8" (4.19m x 2.34m)

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

### **Bedroom Two**

11' x 9'7" (3.35m x 2.92m)

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



### Bedroom Three

8'7" x 7'7" (2.62m x 2.31m)

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

### Bathroom

9'8" x 6'2" into 3'9" (2.95m x 1.88m into 1.14m)

uPVC opaque glazed window to rear aspect. A modern white bathroom suite comprising panelled 'L' shaped shower bath with shower over, shower screen, low level WC, all mounted wash basin with storage under, heated towel rail, ceiling down lights, tiled walls, laminate flooring, airing cupboard housing gas boiler, door to hallway.

### Land to rear

29' x 15'9" into 44' x 34' (8.84m x 4.80m into 13.41m x 10.36m)

The land to the rear of the property has planning permission to build on it.

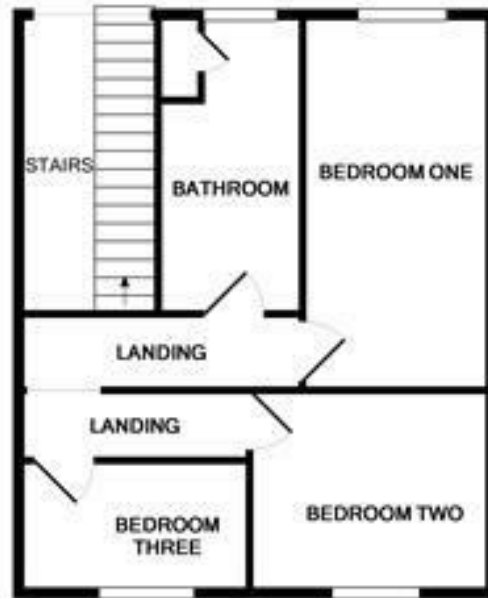








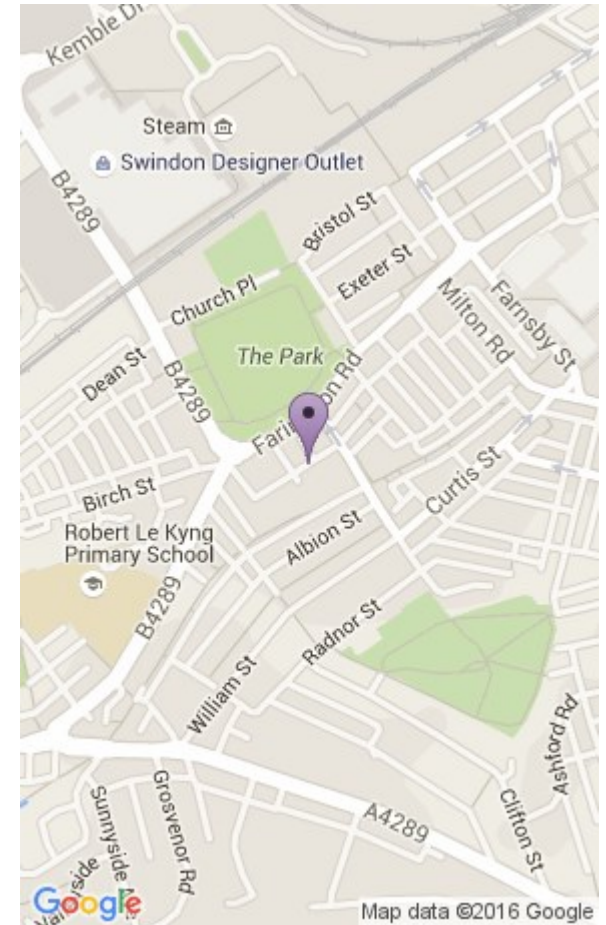
GROUND FLOOR  
APPROX. FLOOR  
AREA 554 SQ.FT.  
(51.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 484 SQ.FT.  
(45.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1038 SQ.FT. (96.4 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>			(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	