



richard
james

37 Bath Road, Old Town, Swindon, SN1 4AS

Asking Price £850,000



IN A NUTSHELL

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** Guide Price £850,000- £950,000 **

Step into the heart of Old Town and discover a beautifully restored 4-storey Victorian terrace home that's as cozy as it is elegant. This house is a real gem, being meticulously restored throughout by the current owner back into a house from offices.

The owner has taken great care to keep all the original features intact, giving the house a unique charm that you won't find anywhere else. But also ensuring that the house is still energy efficient, installing extra insulation in the majority of external walls.

The layout briefly comprises; the door opens onto a beautiful entrance hall, large dining room with original fireplace, bright and airy living room with underfloor heating and gas feature fireplace, on the lower floor you'll find the kitchen-dining room, WC with Utility Cupboard and snug, on the first floor you'll find 2 bedrooms and a bathroom, with 2 further bedrooms on the second floor.

If you love cooking, you'll adore the kitchen. It's got everything you need, including top-quality appliances, underfloor heating throughout. With its clever design, it's a great space for cooking up a storm or enjoying a meal with family and friends.

One of our favourite things about this house is the rear extension. It lets in an abundance of natural light to the kitchen and living room and opens up to a patio with an electric awning – perfect for enjoying sunny days or hosting a BBQ.

Outside, the garden is beautifully landscaped and very peaceful, ideal for chilling out or playing with the kids. Plus, there's a double garage with an electric door and an office above – perfect if you need some extra space to work or get creative.

Overall, this Victorian terrace home is a real treasure. It's cozy, stylish, and in a fantastic location moments from the heart of Old Town. You've got to see it for yourself!

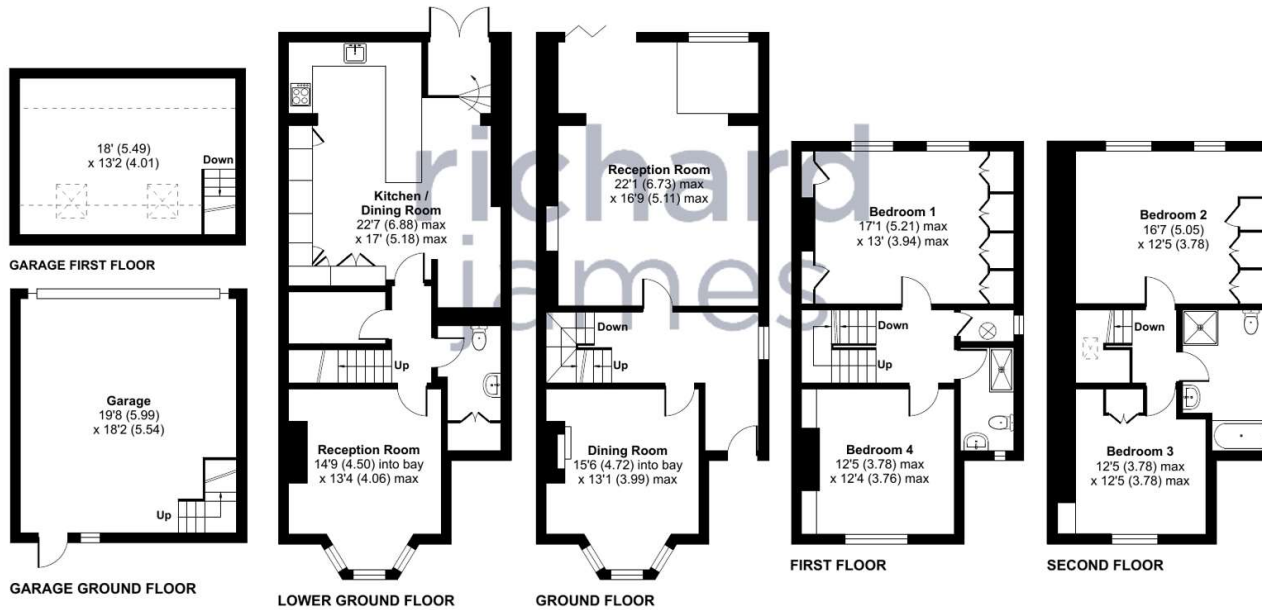


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Approximate Area = 2513 sq ft / 233.4 sq m
Limited Use Area(s) = 84 sq ft / 7.8 sq m
Garage = 512 sq ft / 47.6 sq m
Total = 3109 sq ft / 288.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n3checom 2023. Produced for Richard James. REF: 1104063

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