

richard  
james



27 Belgrave Street, Swindon, SN1 3HR

Offers Over £290,000



## IN A NUTSHELL

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 **2**

Set against the picturesque backdrop of Queens Park, this delightful three-bedroom end-terraced home is nestled within the sought-after area of Old Town, Swindon. Boasting a wealth of desirable features, including three reception rooms, a roof terrace, cellar, four-piece bathroom, attic conversion, and potential off-road parking to the rear, this property epitomizes comfortable and convenient living.

Approaching the property, one is greeted by a walled courtyard garden leading to a modern external door, which opens into a welcoming hallway. The lounge beckons with its bay window providing views to the front and is accessed via a squared archway from the sitting room. The sitting room features a built-in bookcase and offers access to the dining room, with its wood panelled walls, and modern kitchen, creating an ideal layout for entertaining.

The cellar, accessible from the dining room, offers ample potential for further living space or convenient storage solutions. The first floor comprises bedroom one with en-suite facilities, alongside bedroom three and a luxurious four-piece family bathroom. Notably, the bathroom features a sliding door leading to the roof terrace, offering a tranquil retreat with stunning views across Queens Park.

Ascending to the second floor reveals a hidden gem—a bedroom accessed through a discreet doorway cleverly disguised as a bookcase. Once inside, the spacious room benefits from six Velux windows, flooding the space with natural light and providing fabulous views of Queens Park.

Externally, the rear garden offers a low-maintenance haven, complete with a substantial summer house. Furthermore, there is potential to convert part of the garden into off-street parking by removing fence



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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-  Ahead of the game marketing strategies
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101 Victoria Road | Old Town | Swindon | SN1 3BD

| 01793 311 015

paulnicholls@richardjames.uk

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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n\checon 2024. Produced for Richard James. REF: 1112223

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