



York Road, Swindon, SN1 2JZ

guide price **£290,000-£300,000**

**richard
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Freehold energy efficiency rating

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A much extended and improved, red brick, bay fronted terrace house, situated within this sought after location in Swindon Town Centre. Ideally located to take advantage of all the local amenities, which are all within a short walk, including 10 mins to the main Railway Station, Holy Rood church and primary school and nearby Aldi Store.

The deceptively spacious accommodation, retains much of its original character and charm and is now laid out over three floors and comprises; Hall, Sitting Room with bay window, which opens to the Dining Room, both with exposed floorboards and fireplaces, a fantastic 26' fitted Kitchen/Family/Breakfast Room with range cooker and PVCu double glazed doors into the Westerly facing Rear Garden, useful Lean-to and Cloakroom. To the first floor, you'll find three generous sized Bedrooms, a Study and Family Bathroom, as well as useful storage space and staircase leading up to the top floor. Where you'll find Bedroom One, which also benefits from an Ensuite Shower Room.

Further features include PVCu Double Glazing, Gas Radiator Heating and a good sized Westerly facing Rear Garden, which is predominantly laid to decking.



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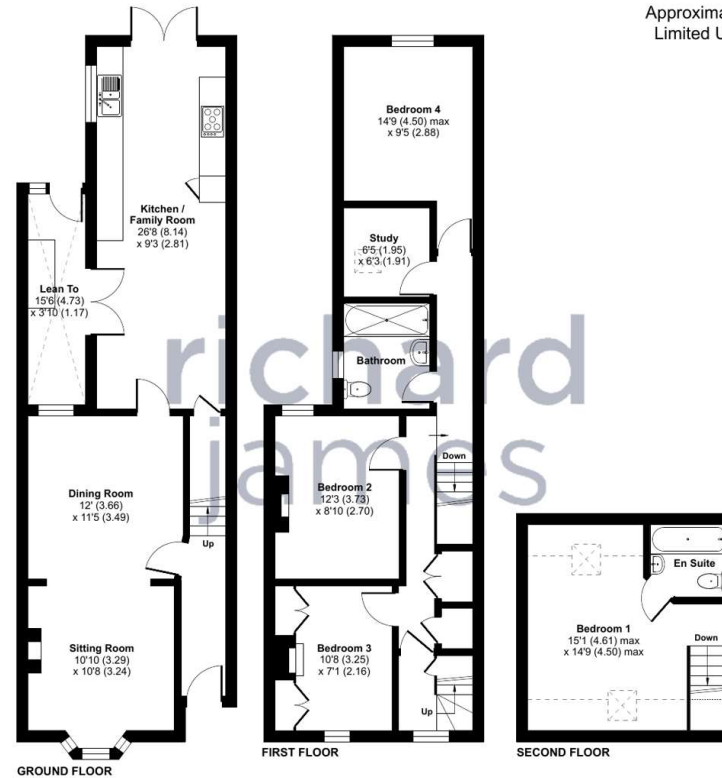
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valuation on your
property

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Approximate Area = 1357 sq ft / 126 sq m
Limited Use Area(s) = 53 sq ft / 4.9 sq m
Total = 1410 sq ft / 130.9 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). © richcom 2024. Produced for Richard James. REF: 1192939

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