CHARLES HARDING

ESTATE AGENTS • VALUERS • PROPERTY MANAGEMENT

Kingshill Road

Old Town

SN1 4LH

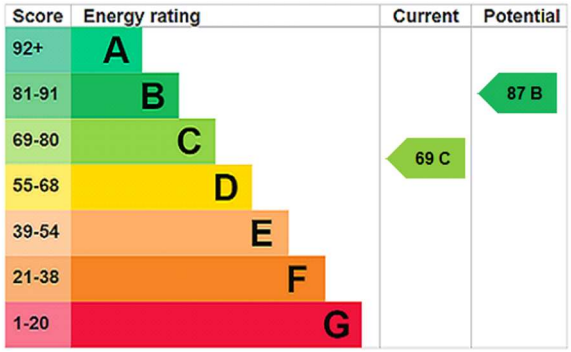
Guide Price £210,000

55 Kingshill Road, Old Town, Swindon, Wiltshire, SN1 4LH

* Guide price: £210,000 - £220,000 *

A beautifully presented redbrick townhouse benefitting from off road parking to the front and a private low maintenance garden to the rear. The property offers two good sized bedrooms and bathroom to the first floor. To the ground floor are two separate reception rooms and a modern refitted kitchen with access to a useful lean to. With uPVC double & triple glazing, gas radiator central heating and being offered with no onward chain, early viewings are highly recommended.

ENTRANCE: Access via double glazed composite door to:
ENTRANCE HALL: Laminate wooden flooring. Radiator. Stairs to first floor.
LOUNGE: 12'4" x 10'10" (3.76m x 3.3m)
Laminate wooden flooring. Understairs storage cupboard. Radiator. TV aerial point. uPVC double glazed window to rear. Door to:
DINING ROOM: 9'10" x 8'10" (3m x 2.7m)
Triple glazed front aspect window. Laminate wooden flooring. Radiator.
KITCHEN: 14'1" x 6'11" (4.3m x 2.1m)
Fitted with a range of white high gloss base and wall units with stainless steel fittings. Double electric oven with 4 ring electric hob,, glass splashback and stainless steel extractor hood. Utility space and plumbing for washing machine. Inst 1 1/2 bowl single drainer stainless steel sink unit with chrome mixer tap. Wood effect work surfaces with matching upstands and tiled splashbacks. uPVC double glazed window to rear and side. Worcester gas condensing boiler. Radiator. Tiled flooring. Door to side lean to.
LEAN TO: 11'6" x 4'7" (3.5m x 1.4m)
uPVC double glazed door to rear. Tiled flooring.
FIRST FLOOR LANDING: Loft access.
BEDROOM 1: 12'4" x 10'2" (3.76m x 3.1m)
Triple uPVC double glazed window to front. Radiator. Laminate wooden flooring. Cast iron fireplace.
BEDROOM 2: 12'4" x 7'7" (3.76m x 2.3m)
Triple glazed window to rear. Radiator. Laminate wooden flooring.
BATHROOM: White suite comprising panelled bath with chrome mixer tap and additional hand held shower attachment. Low level wc. Pedestal wash hand basin. Partly tiled walls. Laminate wooden flooring. Chrome ladder towel rail. Extractor fan.
OUTSIDE: To the front is a dropped kerb giving access to off road parking.
REAR GARDEN: Fully enclosed by timber fencing. Paved patio to the rear of the property. Raised borders. Area of artifical grass.
NOTE: Council Tax Band: B



Charles Harding Estate Agents - Old Town

37 Wood Street
Old Town
Swindon
Wiltshire
SN1 4AN

T: 01793 641857
E: george@charles-harding.co.uk
www.charles-harding.co.uk

Charles Harding Estate Agents Ltd. Registered in England and Wales.
Registered Office: 37 Wood Street, Old Town, Swindon, SN1 4AN

Disclaimer
Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.