



CHARLES HARDING

ESTATE AGENTS • VALUERS • PROPERTY MANAGEMENT

Kingshill Road

Old Town

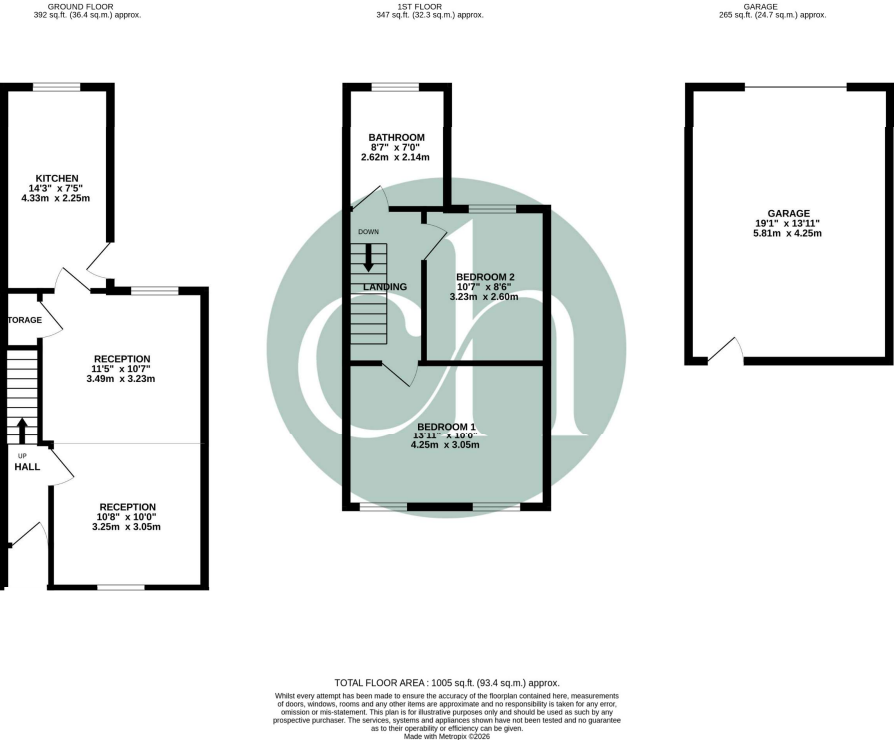
SN1 4LH

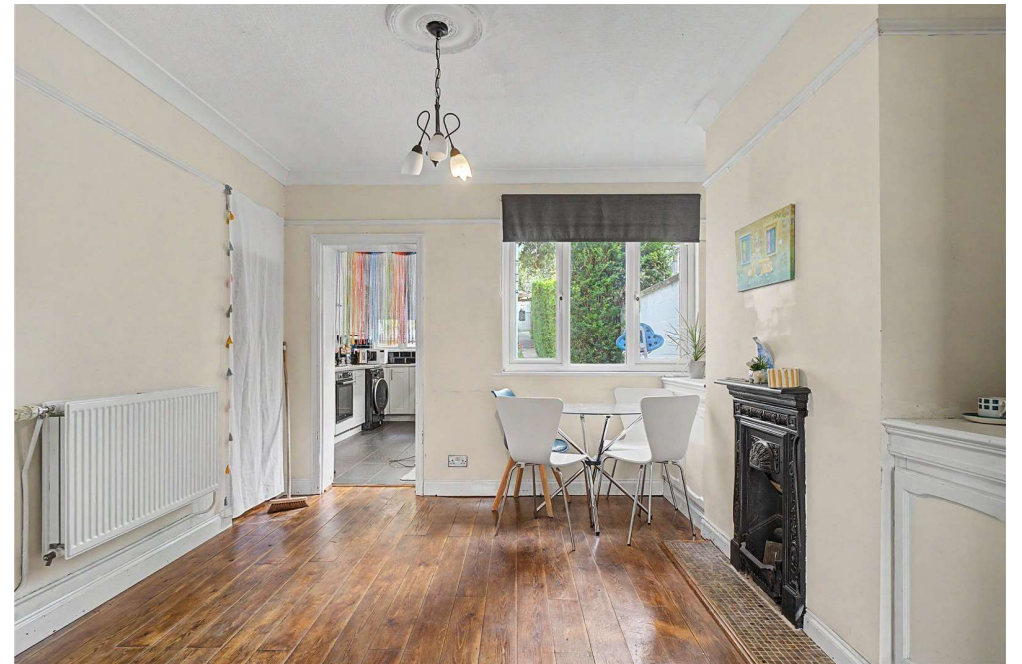
Asking Price £200,000

73 Kingshill Road, Old Town, Swindon, SN1 4LH

A characterful two-bedroom home benefiting from off-road parking and a large detached garage to the rear. The ground floor features a spacious open-plan reception room, formerly two separate rooms, now providing distinct living and dining areas. The stylish kitchen has been thoughtfully upgraded and refitted, creating a modern and practical space. Outside, the property boasts an impressive rear garden measuring approximately 80 feet in length. At the end of the garden is a substantial detached garage with rear-lane access, offering secure off-road parking or excellent storage. Presented in clean and tidy condition throughout, the first floor comprises two double bedrooms and a family bathroom. This attractive home combines generous accommodation, character and valuable parking facilities.

ENTRANCE: Access via open porch with tiled flooring and composite door opening to:
ENTRANCE HALL: Tiled flooring. Radiator. Stairs leading to first floor landing.
DINING ROOM: 11'2" x 11'4" (3.4m x 3.45m)
uPVC double glazed window to rear. Attractive Cast fireplace with tiled hearth. Picture rail. Radiator. Understairs storage cupboard. Opening to:
LOUNGE: 10'10" x 10'2" (3.3m x 3.1m)
uPVC double glazed window to front. TV aerial point. Feature brick fireplace with tiled hearth and adjoining fitted unit. Radiator. Picture rail.
KITCHEN: 14'1" x 7'3" (4.3m x 2.2m)
Newly fitted comprising a range of matching wall and base units with stainless steel fittings. Rolled edge laminate work surfaces with inset single drainer stainless steel sink unit with chrome mixer tap over. Built in electric oven. 4 ring gas hob with extractor hood and downlight over. Colour coordinated tiled splashbacks. Utility space and plumbing for washing machine. Breakfast bar. Space for freestanding fridge/freezer. uPVC double glazed windows to rear and side. uPVC double glazed door to side. Ceiling with spotlights.
FIRST FLOOR LANDING: Access to loft space.
BEDROOM 1: 14'5" x 10'2" (4.4m x 3.1m)
uPVC double glazed windows to front. TV aerial point. Feature fireplace. Radiator.
BEDROOM 2: 11'2" x 8'6" (3.4m x 2.6m)
Radiator. Feature cast iron fireplace. uPVC double glazed window to rear.
BATHROOM: Modern white suite of panelled bath with chrome taps and wall mounted electric shower with curtain. Low level wc. Pedestal wash hand basin with chrome mixer tap and tiled splashback. Airing cupboard housing Vailant gas boiler. Chrome ladder towel rail. uPVC double glazed window to rear.
OUTSIDE: To the front is a raised gravel area with footpath leading to front entry door.
REAR GARDEN: Approx 80ft in length. Fully enclosed with timber fencing.
GARAGE: Situated to the rear of the property.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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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.