



CHARLES HARDING

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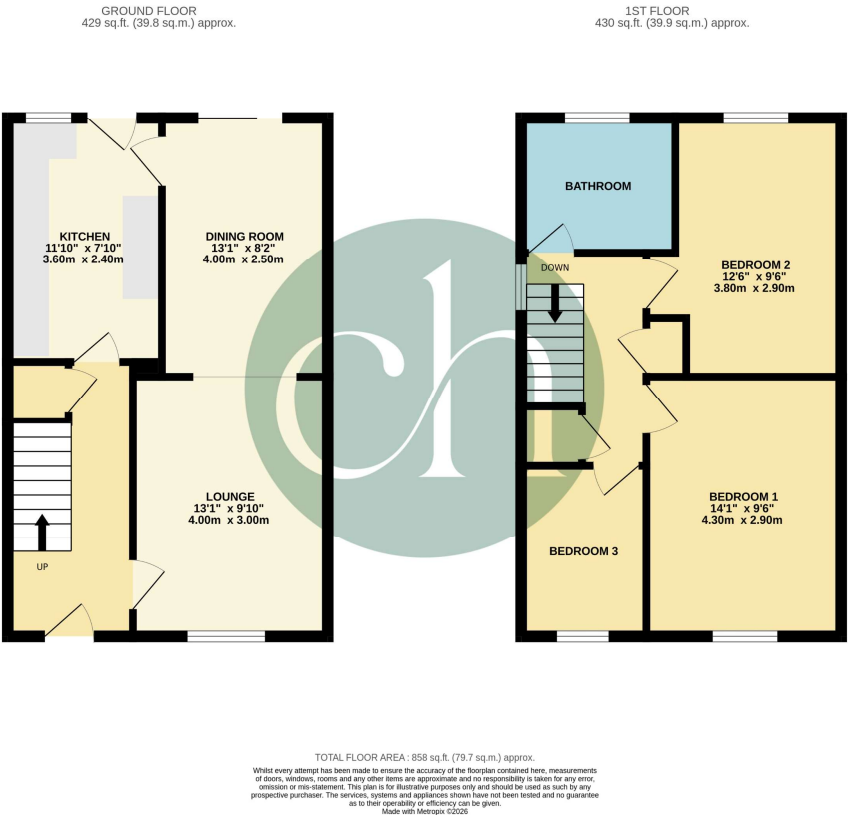
Valleyside
Old Town
SN1 4NB

Offers Over £290,000

28 Valleyside, Old Town, Swindon, Wiltshire, SN1 4NB

New to the market is this modernised and much improved three-bedroom semi-detached family home. Having been updated throughout, the property offers two reception rooms, a modern kitchen, three bedrooms and a family bathroom on the first floor. Outside, there is a private West-facing rear garden, driveway parking and a garage. Book your viewing today.

ENTRANCE: Access via double glazed composite door with double glazed side panel to:
ENTRANCE HALL: Laminate wooden flooring. Stairs to first floor. Understairs storage cupboard. Radiator.
LOUNGE: 13'1" x 9'10" (4m x 3m)
Laminate wooden flooring. Radiator. uPVC double glazed window to front. TV aerial point. Opening to:
DINING ROOM: 13'1" x 8'2" (4m x 2.5m)
Laminate wooden flooring. Radiator. uPVC double glazed door to rear.
KITCHEN: 11'10" x 7'10" (3.6m x 2.4m)
Newly fitted with a range of white high gloss wall and base units. Laminate work surfaces with matching upstands and tiled splashbacks. Space for fridge/freezer. Built in electric oven and 4 ring electric hob. Inset single drainer sink with chrome mixer tap. Quooker hot water tap. Utility space and plumbing for washing machine. Laminate wooden flooring. uPVC double glazed window and door to rear.
FIRST FLOOR LANDING: Loft access. uPVC double glazed window to side. Airing cupboard housing Worcester gas condensing boiler.
BEDROOM 1: 14'1" x 9'6" (4.3m x 2.9m)
uPVC double glazed window to front. Radiator.
BEDROOM 2: 12'6" (3.80) x 9'6" (2.90) into door recess
uPVC double glazed window to rear. Radiator.
BEDROOM 3: uPVC double glazed window to front. Radiator.
BATHROOM: Newly fitted white suite comprising L shaped bath with mixer tap and mains fed wall mounted shower with Rain shower and additional shower attachment. Vanity wash hand basin with chrome mixer tap. Low level wc. uPVC double glazed window to rear. Spotlights. Tiled from floor to ceiling. Chrome ladder towel rail.
OUTSIDE: To the front is a dropped kerb giving access to driveway parking.
GARDEN Fully enclosed by timber fencing. Not overlooked. Paved patio area to the rear of the property. Remainder laid to lawn.
NOTE: Council Tax Band: C
GARAGE Electric roller door. Power and lighting with Door to the rear.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	81 B
55-68	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.