



KINGSHILL ROAD

Old Town, Swindon, SN1 4LL

PRIMARY
HOMES & LETTINGS

Kingshill Road, Old Town, Swindon SN1 4LL

- POTENTIAL FOR A LOFT CONVERSION
- Bay Fronted Mid Terrace House
- Three DOUBLE Bedrooms
- GARAGE
- Off Road Parking
- South Facing Rear Garden
- 21ft Lounge/Diner
- Upstairs Bathroom
- Gas Central Heating (Boiler is 1 year old)
- Good Location

Guide Price £240,000



We are pleased to offer this spacious three DOUBLE bedroom mid terrace house with POTENTIAL FOR A LOFT CONVERSION. The accommodation comprises of porch, lounge/diner, kitchen, three bedrooms and bathroom. Property also benefits from a garage, off road parking, enclosed rear garden and gas central heating. Located in the popular area of Kingshill within walking distance to the town centre, Old Town and railway station. An early viewing is highly recommended.

Entrance Porch

Composite front door. Door to lounge/diner.

Lounge/Diner

uPVC bay window to front elevation. uPVC window to rear elevation. Stairs to first floor. Brick built feature fireplace. Laminate flooring. Two radiators.

Kitchen

uPVC window to rear elevation. uPVC door to side. Wall and base units with rolled edge worktops over. Breakfast bar. Stainless steel sink and drainer. Freestanding cooker. Space and plumbing for washing machine. Space for fridge/freezer. Part tiled walls. Vinyl flooring. Radiator.

Landing

Storage cupboard. Loft access (Velux window to rear, fully boarded and light). Radiator.

Bedroom One

uPVC window to rear elevation. Radiator.

Bedroom Two

uPVC window to rear elevation. Cupboard housing boiler. Radiator.

Bedroom Three

uPVC window to front elevation. Radiator.

Bathroom

Obscured uPVC window to front elevation. White suite comprising of panelled bath with shower over, pedestal wash hand basin and low level W.C. Part tiled walls. Vinyl flooring. Radiator.

Front

Steps leading to storm porch.

Rear Garden

Enclosed by timber fencing. Paved patio with path leading to garage and parking. Laid to lawn. Gated access to parking.

Garage

Up and over garage door. Windows to side and rear elevation. Light and power.

Parking

Driveway parking for one vehicle with secure iron swing gate. Gated access to rear garden.

Sizes

Please note, all measurements of room sizes given are not guaranteed and figures are for guidance only.

Viewings

Strictly via our Swindon office telephone (01793) 641641.

Mortgages

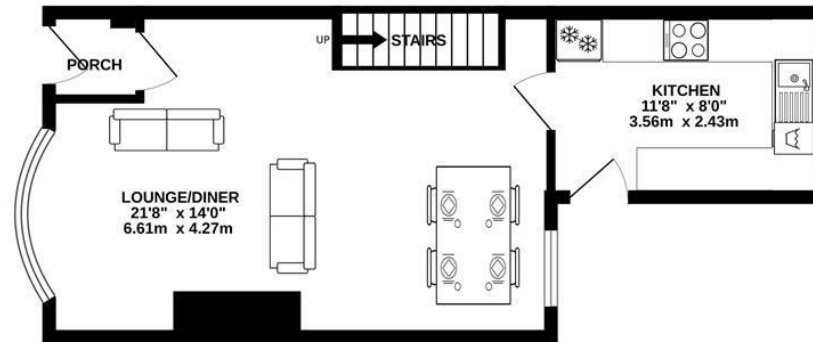
If you would like independent mortgage advice please call Dan Spurr at Primary on (01793) 616617. Home visits available.

Money Laundering

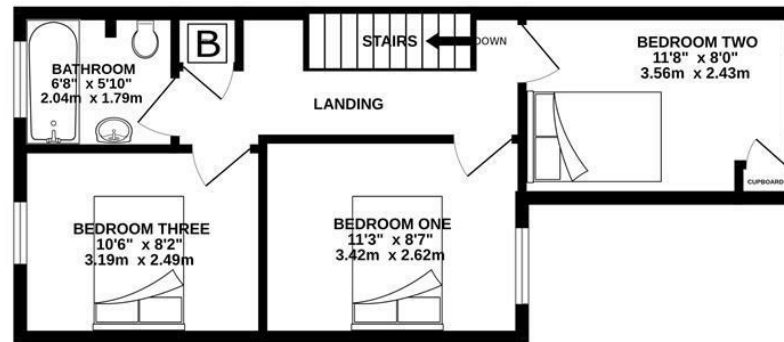
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



GROUND FLOOR
393 sq.ft. (36.5 sq.m.) approx.



1ST FLOOR
397 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA : 790 sq.ft. (73.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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01793 641641

101 Commercial Road, Swindon, SN1 5PL

info@primaryhomesandlettings.co.uk

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