Celsus Grove, Old Town, Swindon SN1 4GT

- NO ONWARD CHAIN
- Three Storey Townhouse
- Four Bedrooms
- South Facing Rear Garden
- 16ft Kitchen/Diner
- 16ft Living Room
- Integral Garage
- Driveway Parking
- En-Suite Shower To Master
- Excellent Location

Price £325,000

*** NO ONWARD CHAIN *** We are delighted to offer this DECEPTIVELY SPACIOUS four bedroom three storey townhouse. Located in the popular area of Okus, within walking distance of Old Town with all its local amenities, restaurants and bars. The ground floor comprises of entrance hallway, cloakroom and kitchen/diner. To the first floor is living room, bedroom four and bathroom. The master bedroom (with en-suite shower), bedrooms two and three are located on the second floor. The property also benefits from an integral garage, driveway parking, enclosed rear garden, uPVC double glazing throughout and gas central heating. Viewing is highly recommended.

Entrance Hallway
Stairs to first floor. Understairs cupboard. Laminate flooring. Radiator.

Cloakroom
White suite comprising of wash hand basin with cupboard under and low level W.C. Extractor fan. Radiator.

Kitchen/Diner
uPVC patio doors and window to rear elevation. Range of wall and base units with rolled edge worktops over. Stainless steel sink and drainer with half bowl. Built in single oven. Gas hob with extractor hood over. Integral dishwasher and fridge/freezer. Space and plumbing for washing machine. Part tiled walls. Vinyl flooring. Inset ceiling lights. Radiator.

Landing
uPVC window to front elevation. Stairs to second floor. Airing cupboard.

Living Room
Two uPVC windows to rear elevation. Radiator.

Bathroom
White suite comprising of panelled bath with shower over, wash hand basin with cupboard under and low level W.C. Extractor fan. Part tiled walls. Vinyl flooring. Radiator.

Bedroom Four
uPVC window to front elevation. Radiator.

Landing
Loft access. Radiator.

Bedroom One
uPVC window to front elevation. Range of built in wardrobes. Radiator.

En-Suite
Obscured uPVC window to front elevation. White suite comprising of built in shower, pedestal wash hand basin and low level W.C. Extractor fan. Part tiled walls. Vinyl flooring. Radiator.

Bedroom Two
uPVC window to rear elevation. Radiator.

Bedroom Three
uPVC window to rear elevation. Radiator.

Garage
Up and over garage door. Door to entrance hallway. Light and power.

Front
Driveway parking for one vehicle. Path to storm porch. Slate with stepping stones.

Rear Garden
South facing. Enclosed by timber fencing. Paved patio with path leading to gated rear access. Laid to lawn. Raised flowerbeds. Outside tap.

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

Viewings
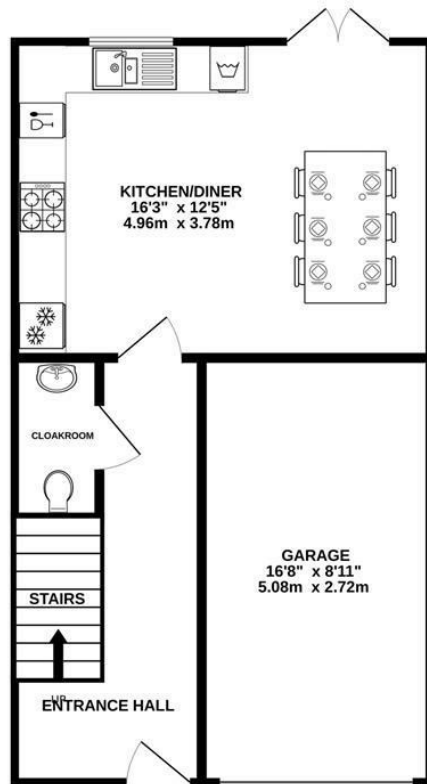Strictly via our Swindon office telephone (01793) 641641.

Mortgages
If you would like independent mortgage advice please call Dan Spurr at Primary on (01793) 616617. Home visits available.
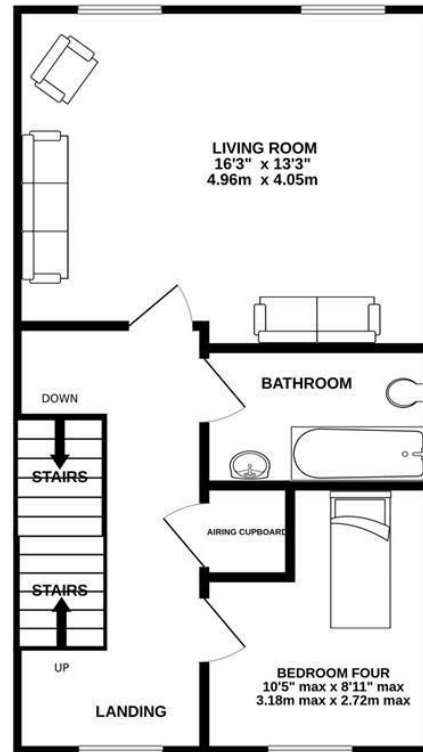
Money Laundering
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
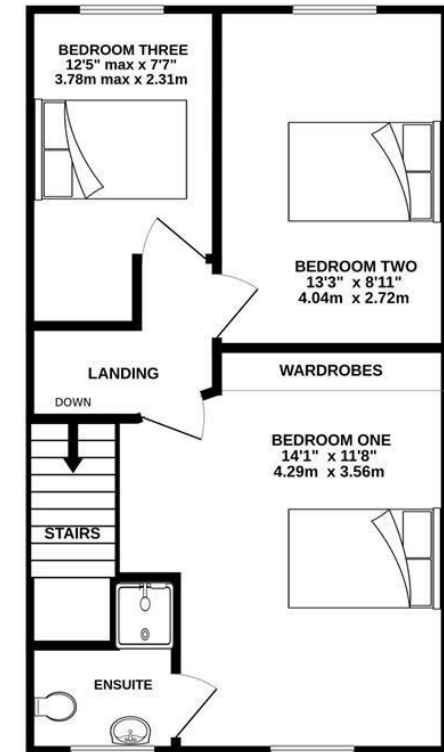
GROUND FLOOR
473 sq.ft. (44.0 sq.m.) approx.

KITCHEN/DINER
16'3" x 12'5"
4.96m x 3.78m

CLOAKROOM

GARAGE
16'8" x 8'11"
5.08m x 2.72m

STAIRS

ENTRANCE HALL

1ST FLOOR
473 sq.ft. (44.0 sq.m.) approx.

LIVING ROOM
16'3" x 13'3"
4.96m x 4.05m

DOWN

STAIRS

STAIRS

UP

BATHROOM

AIRING CUPBOARD

BEDROOM FOUR
10'5" max x 8'11" max
3.18m max x 2.72m max

LANDING

2ND FLOOR
473 sq.ft. (44.0 sq.m.) approx.

BEDROOM THREE
12'5" max x 7'7"
3.78m max x 2.31m

BEDROOM TWO
13'3" x 8'11"
4.04m x 2.72m

LANDING

WARDROBES

DOWN

BEDROOM ONE
14'1" x 11'8"
4.29m x 3.56m

STAIRS

ENSUITE

TOTAL FLOOR AREA : 1420 sq.ft. (131.9 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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