



84 Upham Road, Swindon, SN3 1DJ

Guide price £315,000

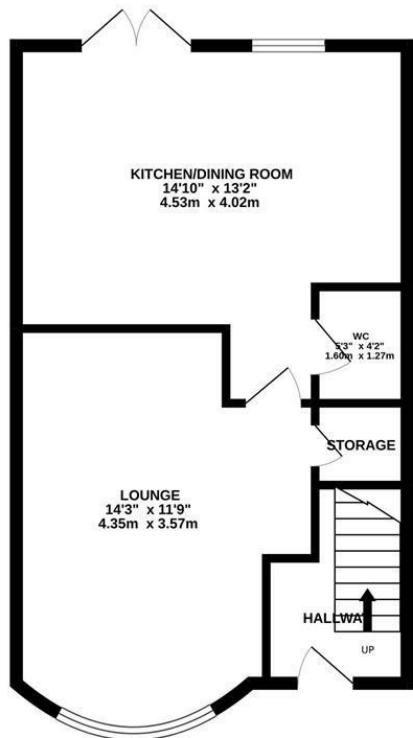
Summary

Resides Swindon are delighted to be marketing this sizable property set in the sought after location of Upham Road. This home benefits a great location with a modern twist as it is set on three storey's which is very deceptive from the outside. The accommodation comprises, entrance hall, lounge with bay windows, kitchen/dining room, downstairs WC. To the first floor is two double bedrooms and the family bathroom. The second floor has the master bedroom with en suite shower room. To the rear is a low maintenance garden that leads to two driveway parking spaces. From the first floor you can enjoy the view of the lawns and Christ Church. **EARLY VIEWINGS RECOMMENDED TO AVOID DISAPPOINTMENT.**

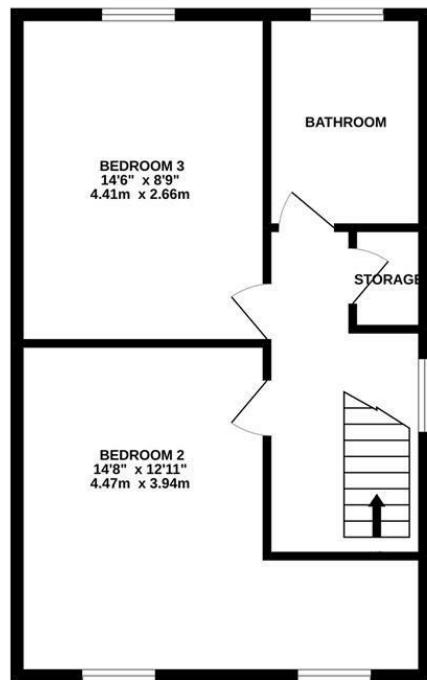




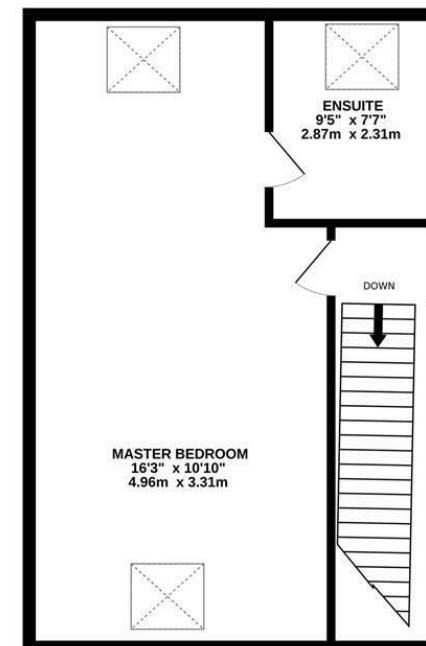
GROUND FLOOR
524 sq.ft. (48.7 sq.m.) approx.



1ST FLOOR
549 sq.ft. (51.0 sq.m.) approx.



2ND FLOOR
526 sq.ft. (48.8 sq.m.) approx.



TOTAL FLOOR AREA : 1599 sq.ft. (148.5 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			

England & Wales EU Directive 2002/91/EC