



53 Kestrel Drive, Swindon, SN3 5DP

**Guide price £199,995**

Resides Swindon are delighted to be marketing this SPACIOUS, IMMACULATELY PRESENTED GOOD SIZE TWO BEDROOM SEMI DETACHED property set in the sought after location of COVINGHAM. The home has newly fitted windows and doors and a modern fitted kitchen with integrated fridge freezer and oven and hob with an extractor fan. This property is bright and airy with TWO DOUBLE BEDROOMS and a built in wardrobe in bedroom two. Also to the first floor is the family bathroom with shower. Other benefits include a large garage, parking and a private landscaped rear garden with a sizeable shed. EARLY VIEWINGS RECOMMENDED TO AVOID DISAPPOINTMENT.



# Floor Plan



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

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