



88 Clifton Street, Swindon, SN1 3QA

Guide price £350,000

Resides Swindon are delighted to be marketing this beautifully presented 1880s period home. Located in the heart of Old Town, it blends original character with modern updates.

An inviting entrance hall with solid oak flooring leads to a spacious bay-fronted living room, centred around a wood-burning stove. A second reception room creates a versatile family and dining space, with patio doors opening onto a decking area and landscaped rear garden.

The well-appointed kitchen includes ample storage and integrated appliances, complemented by a utility area and downstairs WC.

Upstairs are three well-proportioned bedrooms, including a principal bedroom with a period fireplace. The generous family bathroom features a freestanding roll-top bath and separate shower.

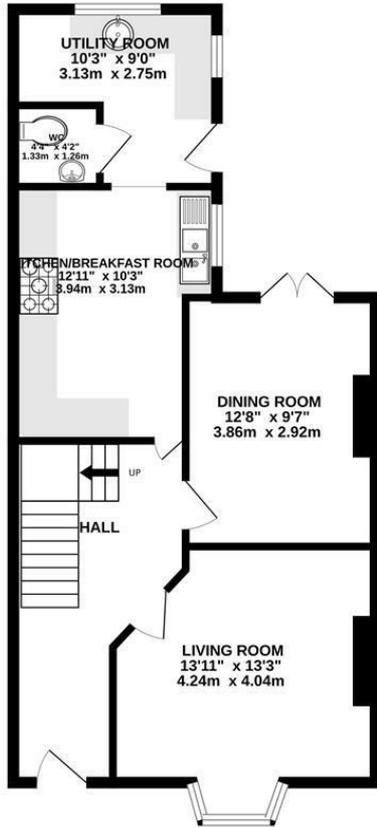
Outside, the south-facing back garden creates an excellent space for outdoor living, complete with a pizza oven on the patio, lawn area and practical outbuildings, with rear access to Kingshill Road.

The fully boarded loft adds valuable storage and presents potential for conversion, subject to the usual planning permissions and consents.

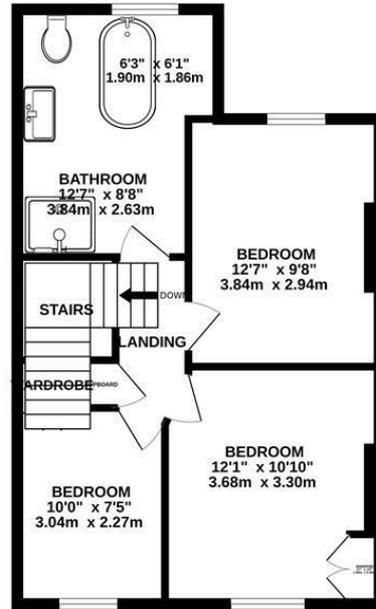
A charming and characterful home combining space, lifestyle and future potential in one of Old Town's most desirable locations. Early viewing is highly recommended.

Floor Plan

GROUND FLOOR
602 sq.ft. (55.9 sq.m.) approx.



1ST FLOOR
503 sq.ft. (46.7 sq.m.) approx.



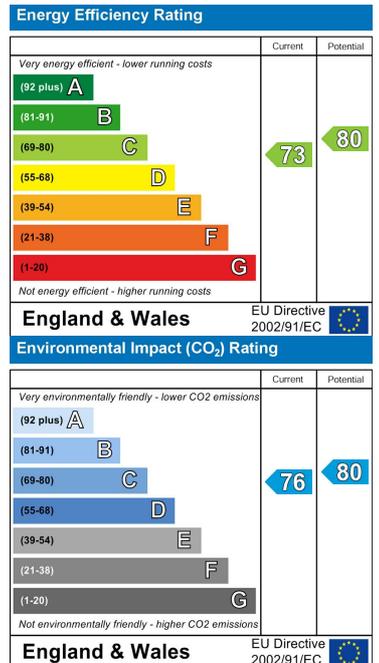
TOTAL FLOOR AREA: 1104 sq.ft. (102.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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



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