



42 Dulverton Avenue, Swindon, SN3 2NS

Guide price £270,000

Resides Swindon are delighted to be marketing this **STYLISHLY PRESENTED HOME** which is located within the East side of Swindon. This property boasts: 3 BEDROOMS (2 DOUBLES & 1 SINGLE), a first floor bathroom, separate W.C., a spacious living room/dining room and an open plan, modern kitchen/breakfast room. Light and airy throughout and immaculate. Externally there is a large fully enclosed rear garden boasting a **SOUTH FACING ASPECT**. Externally there is driveway parking for 4/6 cars. **EARLY VIEWINGS RECOMMENDED TO AVOID DISAPPOINTMENT.**

AGENTS NOTE: This Property Is Non-Traditional

Construction (Laing Easi-Form / Unity Build).

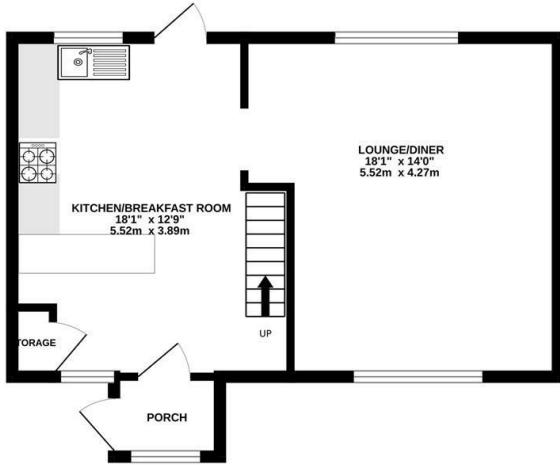
However, is mortgageable through a variety of High Street lenders. For further information, please do not hesitate to contact us or speak to your chosen/appointed mortgage advisor.

DISCLAIMER

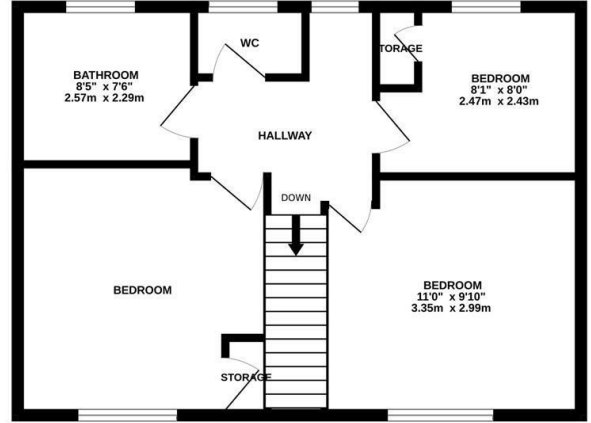
Floor plans-These are intended as a guide only. Dimensions are approximate. Not to scale. We have taken every care with the preparation of these details.

Floor Plan

GROUND FLOOR
442 sq.ft. (41.1 sq.m.) approx.



1ST FLOOR
525 sq.ft. (48.8 sq.m.) approx.



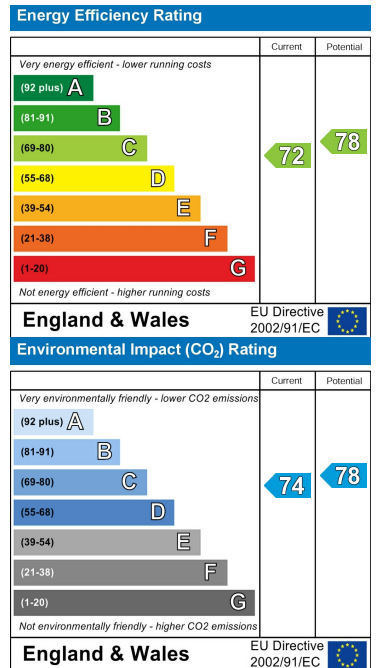
TOTAL FLOOR AREA : 967 sq.ft. (89.8 sq.m.) approx.

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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Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.