

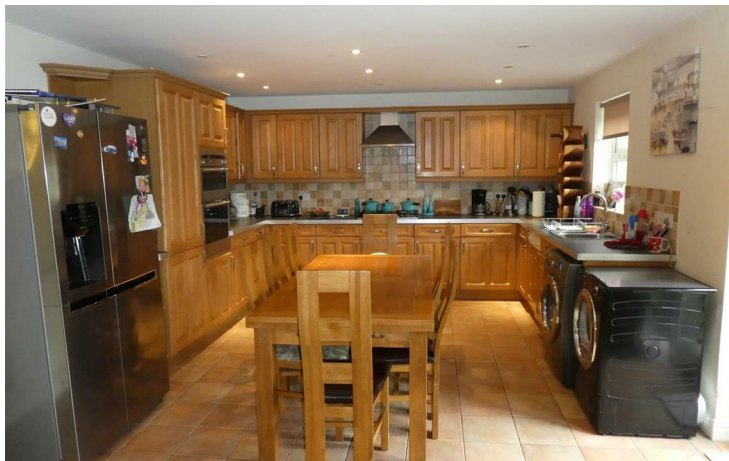


14 Field Rise, Swindon, SN1 4HP

Guide price £485,000

Summary

Resides Swindon are delighted to offer for sale this superb family home, situated within a quiet cul-de-sac in one of Swindons' most sought after locations, Field Rise. The property is ideally located within the catchment for the popular Commonweal School and just a short drive to the new Waitrose Store. This property benefits from a pleasant South facing aspect and enjoys far reaching views to the rear towards the Marlborough Downs. This spacious Five double Bedroom semi detached home offers flexible and versatile accommodation over three floors, which includes: Hallway, Four Reception Rooms including a 21' Sitting Room with french doors offering views to the rear, spacious 19' fitted Kitchen/Breakfast Room which opens into the South facing Rear Garden, Two Cloakrooms, and a garage and parking to the front. **EARLY VIEWINGS RECOMMENDED TO AVOID DISAPPOINTMENT.**

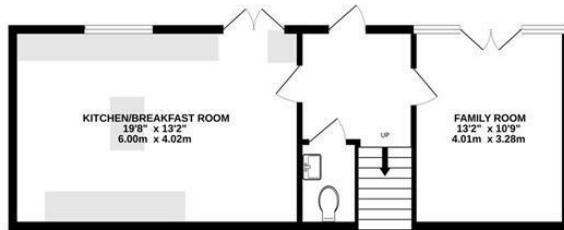


DISCLAIMER

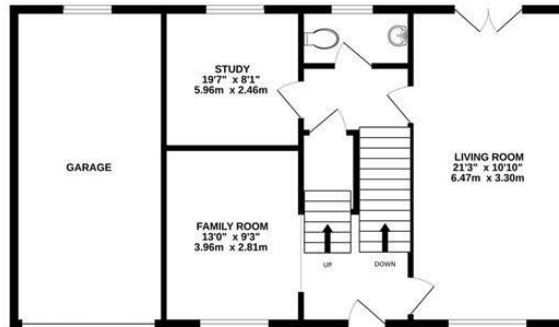
Floor plans-These are intended as a guide only. Dimensions are approximate. Not to scale. We have taken every care with the preparation of these details.



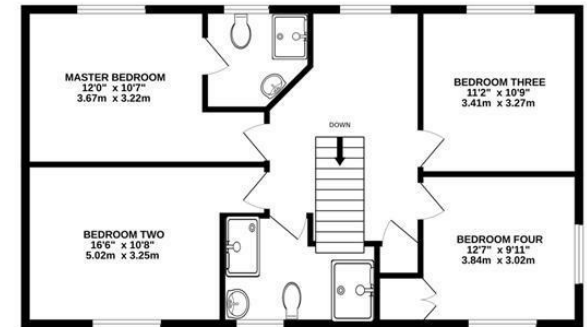
LOWER GROUND FLOOR
502 sq.ft. (46.6 sq.m.) approx.



GROUND FLOOR
803 sq.ft. (74.6 sq.m.) approx.



1ST FLOOR
803 sq.ft. (74.6 sq.m.) approx.



TOTAL FLOOR AREA : 2108 sq.ft. (195.9 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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