



26 Bessemer Close, Swindon, SN2 1NB

**Guide price £285,000**

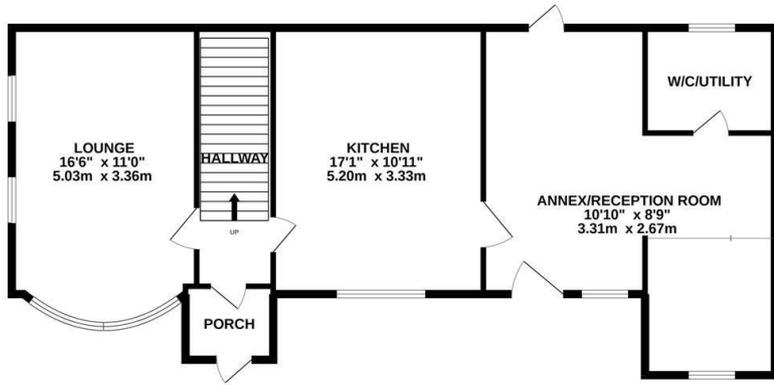
**\*FLOORPLAN TO FOLLOW\*..... NO ONWARD CHAIN..** Resides Swindon are delighted to be marketing this three bedroom link detached property in need of UPDATING/RENOVATING. Such an exciting opportunity, although in need of work this home has many benefits, from a potential annex/downstairs bedroom with its own court yard garden. The rest of the house comprises, entrance porch, good size lounge, kitchen/breakfast room, downstairs WC/utility room. To the first floor is three bedrooms and the family bathroom. To the front is driveway parking, the garden is split in two with a courtyard area and the main garden sweeping around the front. **EARLY VIEWINGS RECOMMENDED TO AVOID DISAPPOINTMENT.**

**VIEWING INFORMATION**

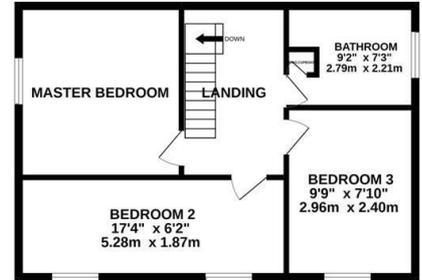
All viewings will take place Saturday 5th March from 1pm. Please call Resides Swindon on 01793 511065 to book your appointment.

# Floor Plan

GROUND FLOOR

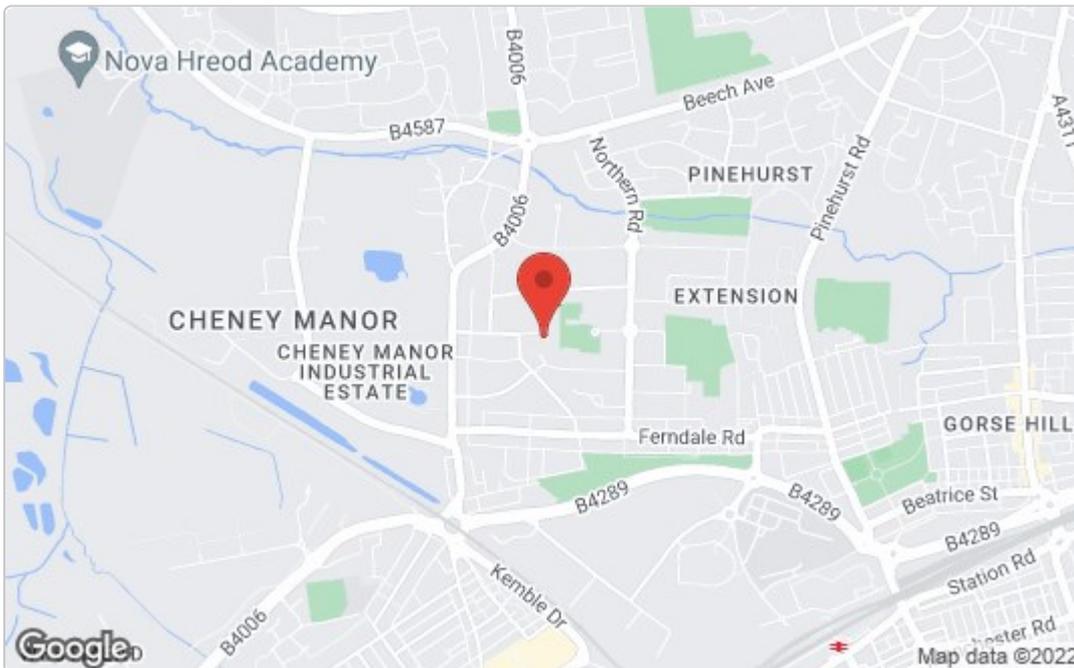


1ST FLOOR



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

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			
<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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.