

188 Kingshill Road, Swindon, SN1 4LL

**Offers over £250,000**

Resides Swindon are delighted to offer for sale, this traditional red brick, bay fronted terraced home, situated within this popular location on the edge of Old Town. The property has been completely renovated by the previous owners and now provides modern versatile living over three floors. Presented to a very high standard throughout the accommodation now provides: Hall, Two double Bedrooms to the ground floor, each with its own Ensuite Shower Room and Utility Room. With staircase rising to the first floor, 21' open plan Living Room which opens to the fitted Kitchen with integrated appliances, and staircase rising to the mezzanine Bedroom. Further features include a low maintenance enclosed south facing Rear Garden, detached Garage, PVCu double glazing and Gas Radiator Heating.

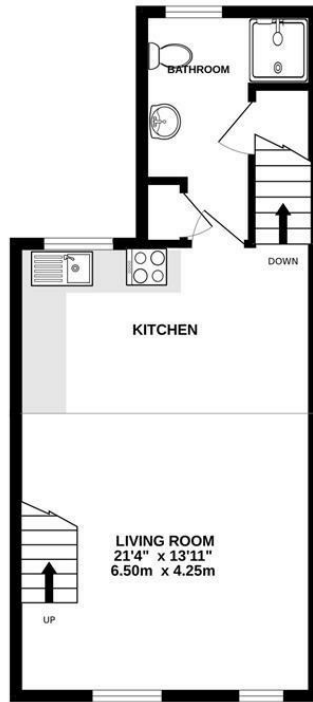


# Floor Plan

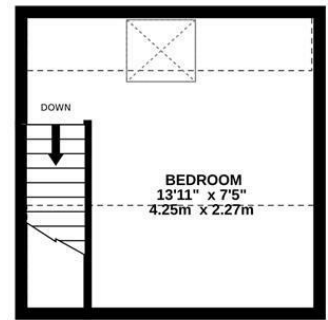
GROUND FLOOR  
366 sq.ft. (34.0 sq.m.) approx.



1ST FLOOR  
384 sq.ft. (35.7 sq.m.) approx.



2ND FLOOR  
301 sq.ft. (28.0 sq.m.) approx.



TOTAL FLOOR AREA : 1051sq.ft. (97.6 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B		71	
(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	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			75
(81-91) B		73	
(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.