



**32 Austin Road, Swindon, SN5 7FT**

**Offers in excess of £365,000**

## Summary

NO ONWARD CHAIN ..FIVE YEARS OLD...Resides Swindon are delighted to be marketing this STUNNING Bellway build home set in the sought after location of West Swindon. Beautifully presented throughout this property consists, downstairs WC, lounge with a bay window, open plan fully fitted kitchen/dining room with a storage cupboard, patio doors leading to a low maintenance rear garden with a patio area and access to the larger than average garage with power/light and storage.. To the first floor houses three bedrooms with an en suite shower room to the main and the family bathroom. A very deceptive and sizable home. To the front is part laid to lawn with a driveway and garage. **EARLY VIEWINGS RECOMMENDED TO AVOID DISAPPOINTMENT.**

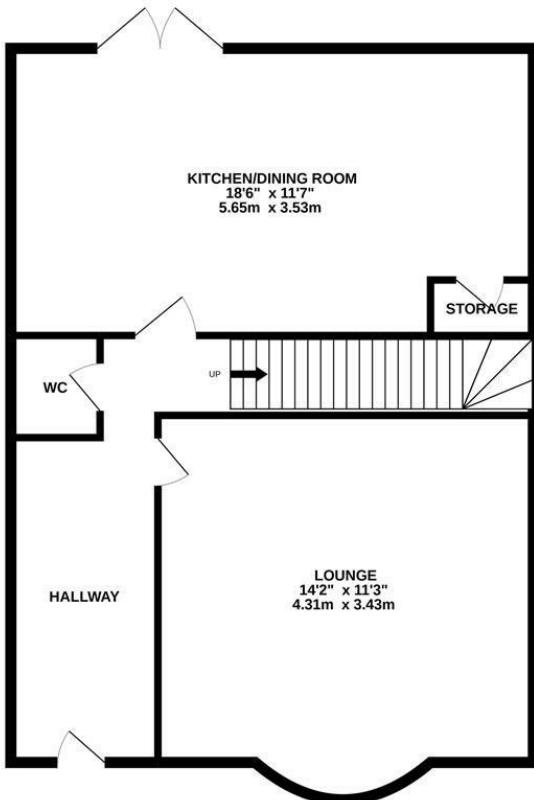


## VIEWINGS

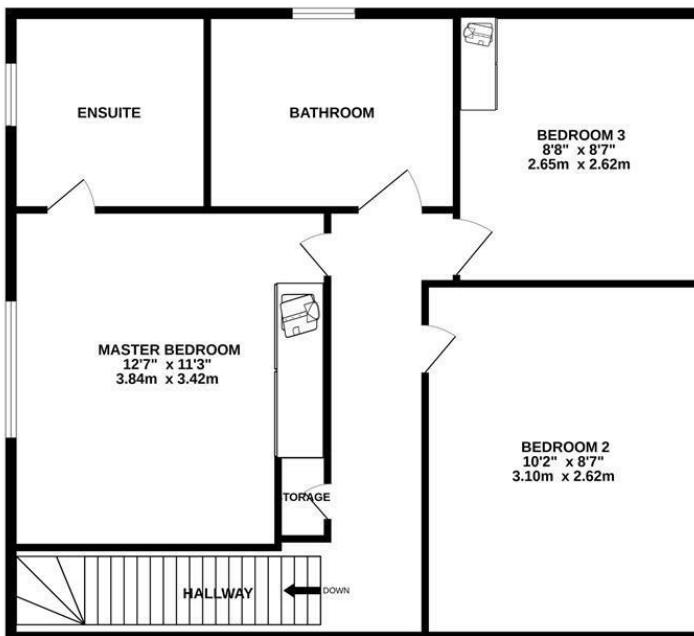
Please call to book, all viewings will take place on Sunday the 10th of April.



GROUND FLOOR  
1048 sq.ft. (97.4 sq.m.) approx.



1ST FLOOR  
1203 sq.ft. (111.8 sq.m.) approx.



TOTAL FLOOR AREA : 2251 sq.ft. (209.1 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		85	84
(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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		97	86
(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			
England & Wales		EU Directive 2002/91/EC	