



**118 Croft Road, Swindon, SN1 4DT**

**Guide price £335,000**

## Summary

NO ONWARD CHAIN.....Resides Swindon are delighted to be marketing this STUNNING THREE BEDROOM recently renovated semi detached property set in the sought after location of Croft Road, OLD TOWN. This is a very light an airy property that has been updated to a HIGH STANDARD, THE ACCOMMODATION COMPRISES a spacious lounge/dining room which has an option for a wood burner, Conservatory, newly fitted OPEN PLAN kitchen/breakfast room that also benefits a utility area, a downstairs WET ROOM with shower and WC. To the first floor houses three bedrooms with a STUNNING BATHROOM. To the rear is a LARGE AND MATURE GARDEN and a summer house. To the front has a blocked paved driveway for two cars. EARLY VIEWINGS RECOMMENDED TO AVOID DISAPPOINTMENT.

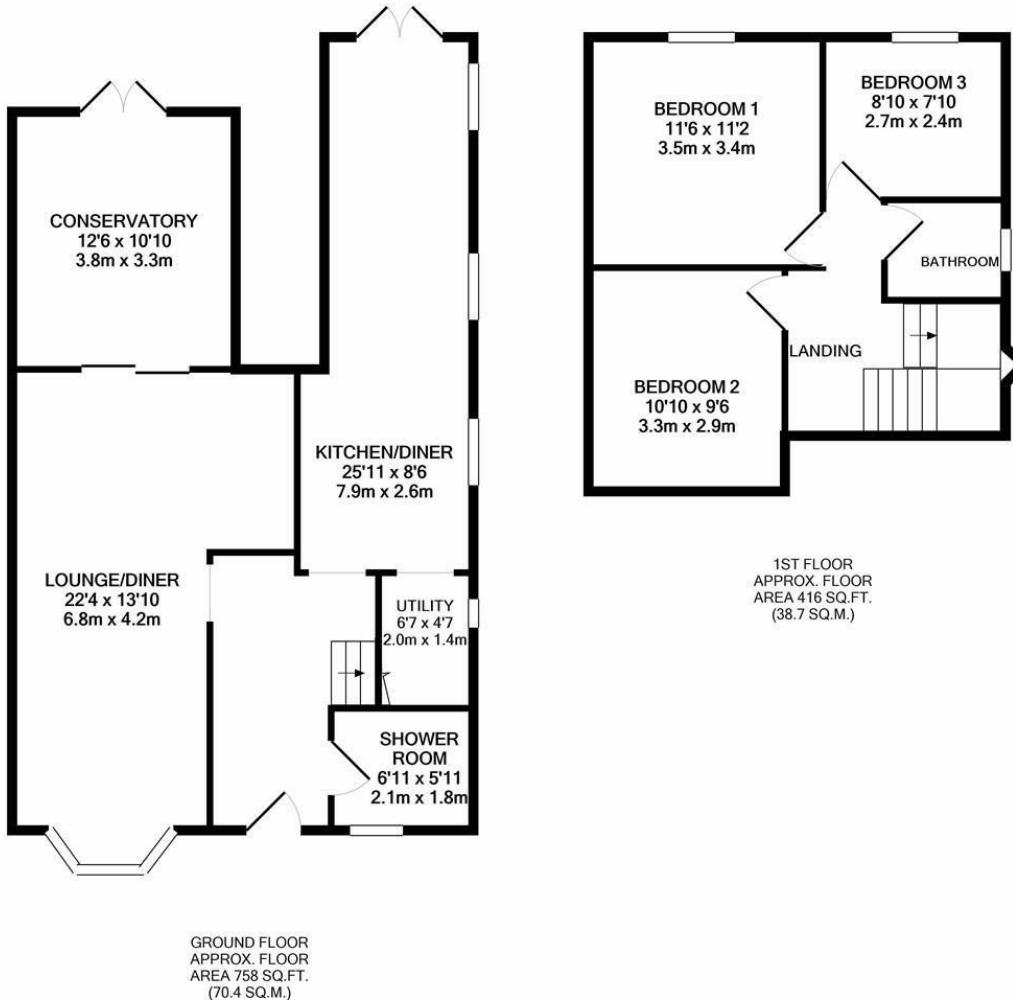


## BULLET POINTS

- Full Renovation, nothing left untouched
- Brand new central heating system, all pipework buried in the walls, nothing on show
- All new twin skin anthracite radiators throughout
- Brand new Worcester Bosch Boiler with 5 years warranty
- Worcester Bosch 'Wave' WiFi controlled Thermostat
- Brand new double glazing throughout
- Brand new anthracite timber core front door - (in excess of £2k new)
- Whole house has been freshly replastered
- 40mm oak worktops stained and treated with silver grey Osmo oils
- Bespoke glass balustrade on stairs

- Brand new range oven available
- Brand new Washing machine/tumble dryer available
- Brand new fridge/freezer available
- Skylights fitted in porch and downstairs shower room
- Skylights and long windows fitted to extension for tons of natural light
- New bespoke fitted banded blinds to all windows
- Brand new block paved driveway
- Full size summer house in garden
- Second shed for storage in garden
- Wide side access with double gates
- New feather board fences to front and side of house





**TOTAL APPROX. FLOOR AREA 1175 SQ.FT. (109.1 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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			
(F2 plus)	<b>A</b>		
(G1-G1)	<b>B</b>		
(G2-G8)	<b>C</b>		
(H5-H8)	<b>D</b>		
(I5-I8)	<b>E</b>		
(J1-J8)	<b>F</b>		
(K1-K8)	<b>G</b>		
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			
(F2 plus)	<b>A</b>		
(G1-G1)	<b>B</b>		
(G2-G8)	<b>C</b>		
(H5-H8)	<b>D</b>		
(I5-I8)	<b>E</b>		
(J1-J8)	<b>F</b>		
(K1-K8)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			

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