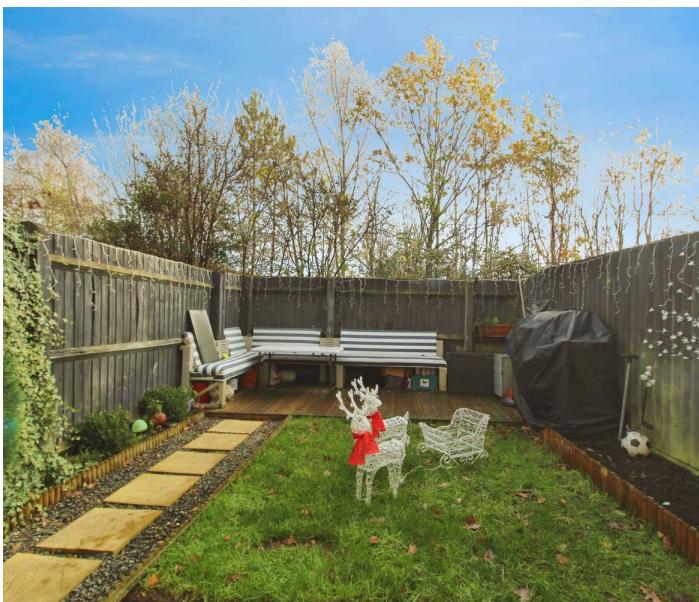




83 Vistula Crescent, Swindon  
Swindon

£299,000  
mcfarlane  
property.com



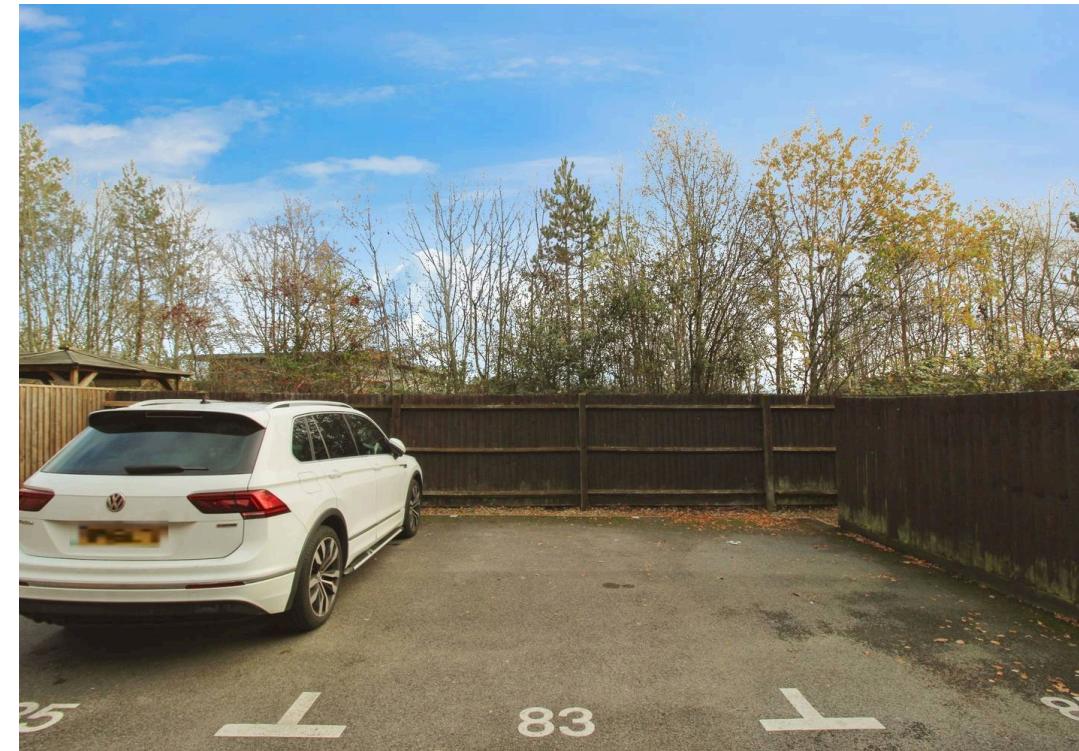
## 83 Vistula Crescent

Swindon

**MID-TERRACED HOUSE** located at **Vistula Crescent**, **Swindon** offering a perfect blend of modern living and convenience in a sought-after North Swindon location. This beautifully presented home boasts a **SPACIOUS LOUNGE/DINING AREA WITH FRENCH DOORS TO THE GARDEN**, creating a bright and inviting space for family life and entertaining. The **MODERN FITTED KITCHEN** ensures practicality and style for everyday cooking. Upstairs, you'll find **THREE WELL-PROPORTIONED BEDROOMS**, including a top-floor bedroom with **EN-SUITE SHOWER ROOM**, complemented by a **FAMILY BATHROOM AND DOWNSTAIRS CLOAKROOM** for added convenience. Outside, enjoy a **PRIVATE REAR GARDEN WITH DECKING AND SEATING AREA**, perfect for relaxing outdoors. The property also benefits from an **ALLOCATED PARKING SPACE** and is situated in a **POPULAR LOCATION CLOSE TO AMENITIES, SCHOOLS, AND TRANSPORT LINKS**. This home is ideal for families or professionals seeking a stylish, low-maintenance property in a thriving community.

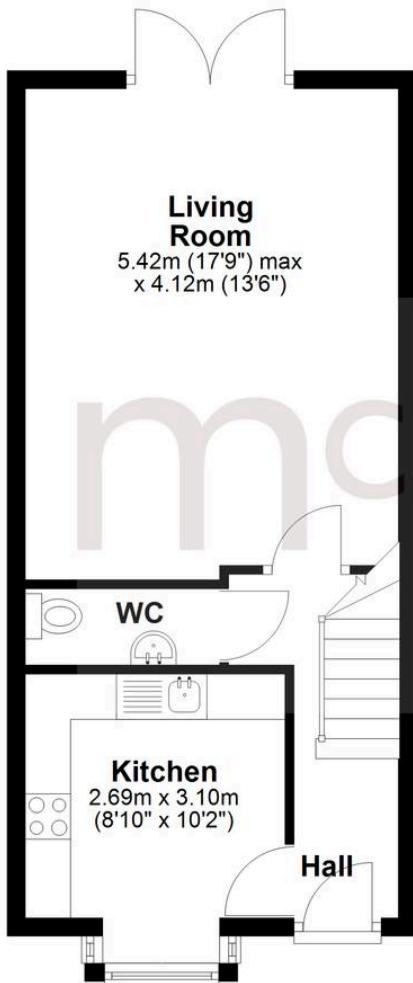
**DON'T MISS OUT – BOOK YOUR VIEWING TODAY!**

There is a management fee and ground rent element to the houses as well as the flats in this modern development. The shared areas comprise of the parking spaces allocated to the property. Therefore there are estate service charges by means of half yearly service charge (c. £383.04 every 6 months) and ground rent element at (c. £20 every 6 months) associated with the property. This is managed by Firstport property management



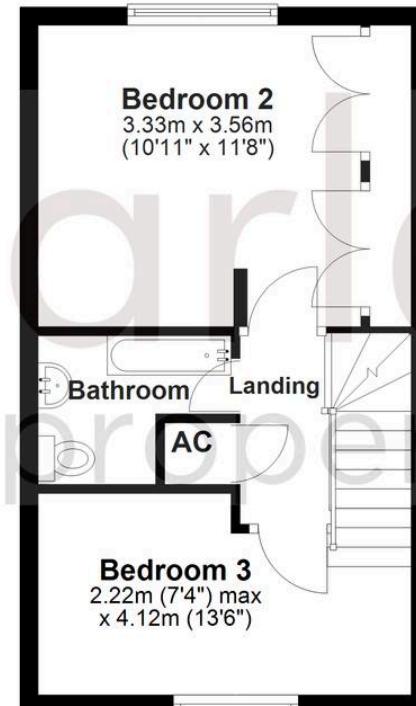
## Ground Floor

Approx. 39.0 sq. metres (419.5 sq. feet)



## First Floor

Approx. 30.5 sq. metres (328.3 sq. feet)



## Second Floor

Approx. 22.9 sq. metres (246.2 sq. feet)



Total area: approx. 92.4 sq. metres (994.1 sq. feet)

# McFarlane Sales & Lettings

North Swindon, Redhouse Village Centre, Swindon - SN25 2FW

01793 296600 • [swindon@mcfarlaneproperty.com](mailto:swindon@mcfarlaneproperty.com) • [www.mcfarlaneproperty.com/](http://www.mcfarlaneproperty.com/)