



25 Risingham Mead, Westlea – SN5 7AX
West Swindon

In Excess of **£275,000**
mcfarlane
property.com

25 Risingham Mead

Westlea, West Swindon

A well presented, modernised and updated Three Bedroom family home in a sought after Westlea Cul-de-Sac position. This fabulous Semi-Detached Home offers updated electricals and fresh neutral decor throughout.

Nestled in a sought after smaller cul-de-sac in Westlea this desirable home offers versatile and minimalist presentation with a brief summary to comprise: Entrance Porch, Living Room, Kitchen + Dining Room. Ground Floor Bedroom / Study + Utility / WC (we feel Ideal Shower Room). Integral Full Size Garage. Two Double Bedrooms and Updated Family Bathroom.

Outside there are Rear Gardens that offer an expanse of lawn with patio seating area. There is off Road Parking via driveway to the front PLUS single attached garage.

Updated Electricals + New Kitchen and Bathroom.

This home has also been extensively decorated with a bright and airy disposition throughout.



25 Risingham Mead

Westlea - West Swindon

- Updated Family Home
- Versatile Accommodation Over Two Floors
- Modernised and Re-decorated
- Bright and Airy Accommodation
- Three Bedrooms (bedroom 3 ground floor)
- Enclosed Rear Garden
- Beautifully Presented Throughout
- GARAGE + Parking
- Semi Detached Home

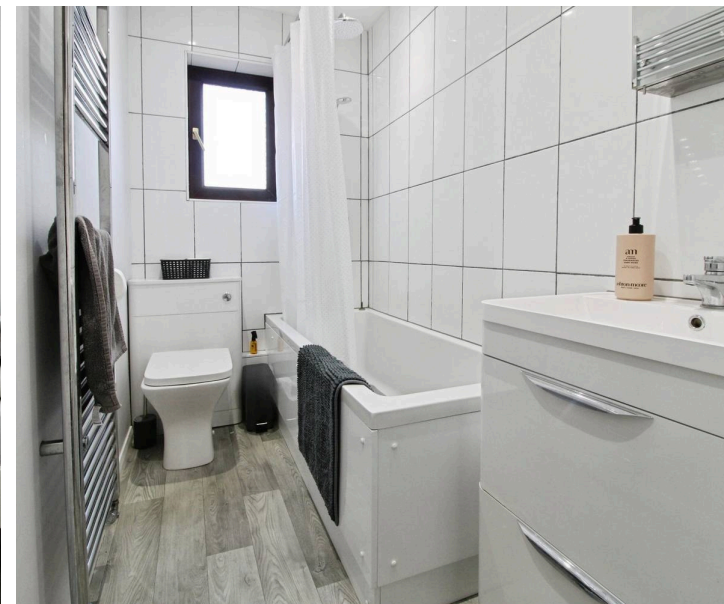
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

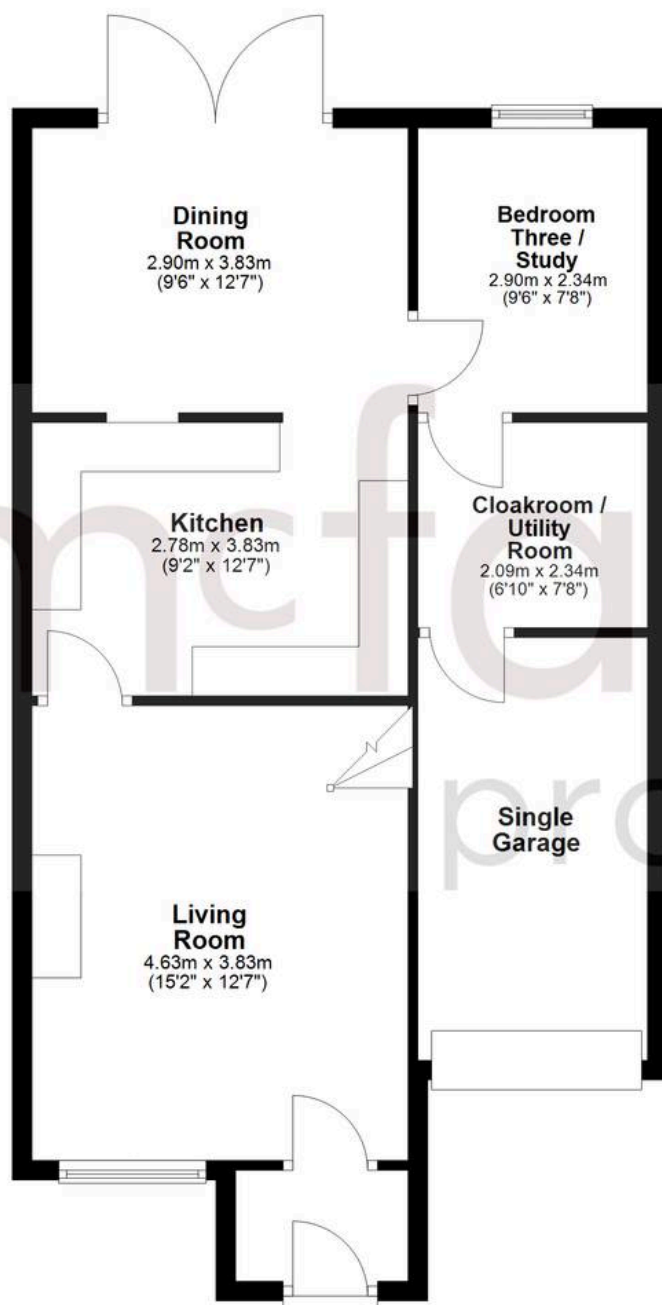
EPC Environmental Impact Rating: D

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Ground Floor

Approx. 65.6 sq. metres (706.5 sq. feet)



First Floor

Approx. 28.8 sq. metres (309.9 sq. feet)



Total area: approx. 94.4 sq. metres (1016.4 sq. feet)

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.