



30 Ripley Road, Old Town, Swindon, Wiltshire, SN1 4DE  
£995

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Swindon Homes are pleased to market this part-furnished, re-furbished three/ four bedroom property situated in a quiet street in Old Town, Swindon. The accommodation comprises ; entrance hall, dining room / Bedroom 4, lounge, kitchen, downstairs shower room, first floor; two double bedrooms, 2nd floor; one double bedroom. Further benefits include gas central heating, uPVC windows and back door plus an enclosed rear garden with rear access. There is also residents parking in the surrounding street. The property is close to all of Old Towns amenities plus has easy access to Swindon Town centre.

**DEAL FOR A HOUSE SHARE OR A FAMILY**

#### Entrance Hall

Part open porch to half glazed entrance hall, wooden floor, door to dining room , hallway opens into lounge.

#### Dining Room / Bedroom 4

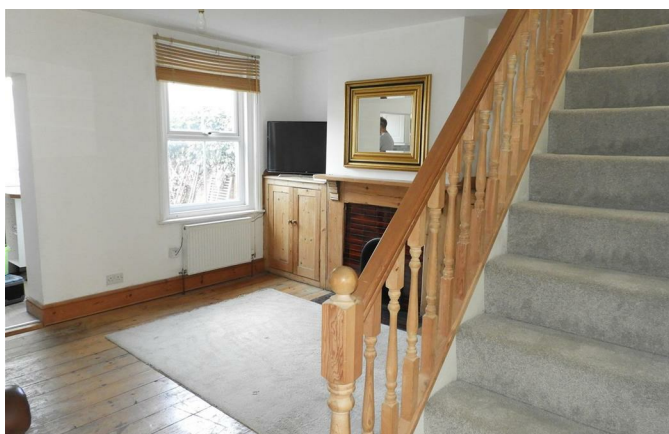
9'10" x 9'10" (3.m x 3.m)

Two uPVC windows with fitted blinds to front aspect, radiator, original iron fireplace with tile surround, wooden flooring.

#### Lounge

12'9" x 15'5" (3.9m x 4.7m)

uPVC window with fitted blinds to rear aspect, two radiators, feature original iron fire place with tiled base and storage cupboards to either side, opening to kitchen, stairs to first floor.





### Kitchen

11'9" x 6'11" (3.6m x 2.11m)

uPVC window and half glazed uPVC door to side aspect. A modern fitted kitchen with a selection of white units at both eye and base level, matching work surfaces and part tiled walls, integrated electric hob with oven under and extractor over, one and a half bowl ceramic sink unit with mixer tap over, space and plumbing for washing machine and dishwasher, space for fridge /freezer. wall mounted combi gas boiler, two Velux roof windows, loft hatch, ceiling down lights, laminate flooring.

### Shower Room

4'11" x 7'6" (1.5m x 2.3m)

uPVC opaque window to rear aspect. A modern suite comprising low level WC, vanity unit with integrated wash basin and cupboard under, walk in double shower with Triton shower and tiled splash backs, heated towel rail, laminate floor. extractor.

### Stairs to first floor

From lounge stairs with wooden balustrade to first and second floors. First floor two double bedrooms, second floor one double bedroom.

### Bedroom one

10'9" x 14'9" (3.3m x 4.5m)

Three uPVC windows with fitted blinds to front aspect, radiator, double bed with side table, wardrobe, desk and chair, Chester draws, feature original fire place, wooden floor with rug.

### Bedroom Two

8'2" into 13'9" x 13'9" (2.5m into 4.2m x 4.2m )

Two uPVC windows with fitted blinds to rear aspect, radiator, double bed, wardrobe and Chester draws, desk with chair, wooden floor with rug.



### Stairs to Second Floor

From first floor landing stairs to second floor, Velux window to rear aspect, small landing with Chester draws, door to bedroom three.

### Bedroom Three

13'2" x 6'8" into 13'9" (4.01m x 2.03m into 4.19m)

Two Velux windows to front and rear aspect, double bed, eaves storage, over stairs cupboard. radiator, carpet.

### Rear Garden

From kitchen back door, small paved area, path to rear gate with lawn to side plus border of mature shrubs.

### Parking

Residential parking is to the front of the property and the surrounding streets.

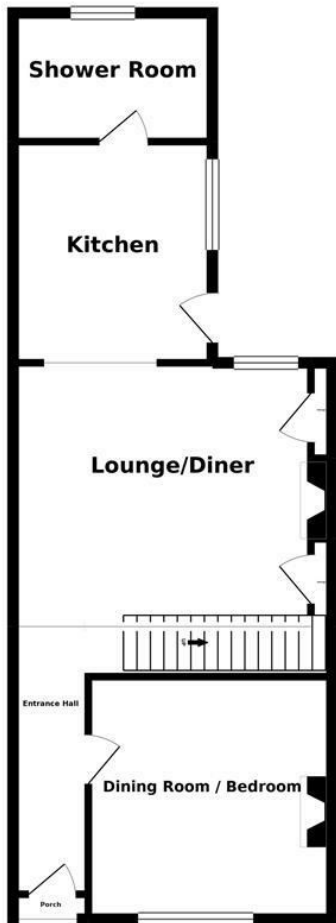




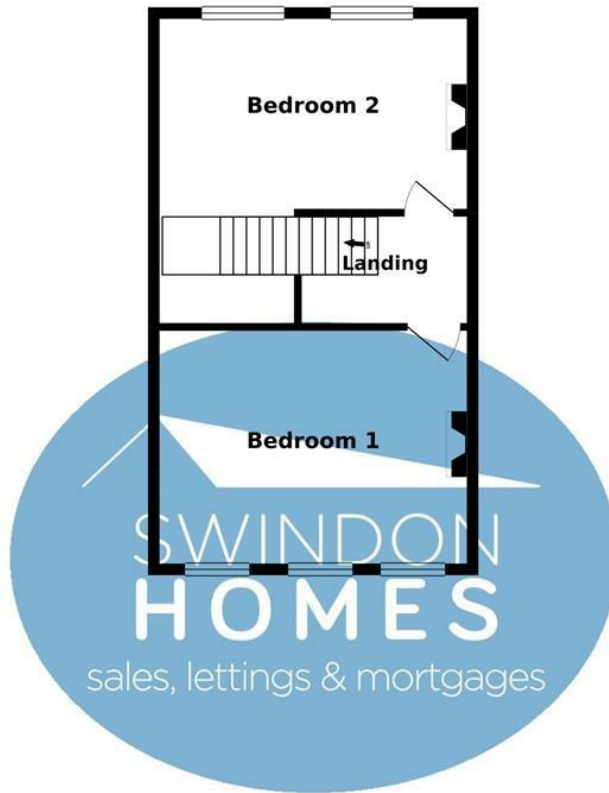




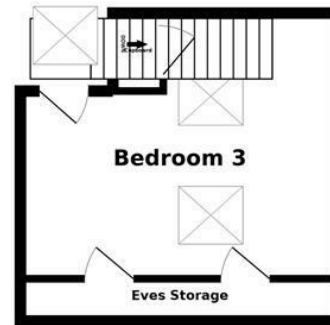
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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Three / Four Bedroom Mid- Terraced.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC