



6 Langford Grove, Old walcot, Swindon, Wiltshire, SN3 1BT  
Guide Price £220,000

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Swindon Homes are pleased to market this well presented, extended, three bedroom, mid -terraced property, situated in a quiet cul-de-sac close to Swindon centre. The accommodation comprises; entrance hall, lounge, dining room, kitchen breakfast room, large family bathroom, two double and a single bedroom. Further benefits include gas central heating, uPVC windows and doors, well established large rear garden with side access plus driveway parking for two cars to the front. The property is close the local bus routes, a selection of schools , the town centre and railway station if required.. This property has a peppercorn lease.

#### Entrance Hall

7'5" x 4'1" into 3'2" (2.27 x 1.25 into 0.98)

Half glazed uPVC entrance door with uPVC windows to side, radiator, laminate floor, stairs to first floor, doors to lounge and kitchen.

#### Lounge

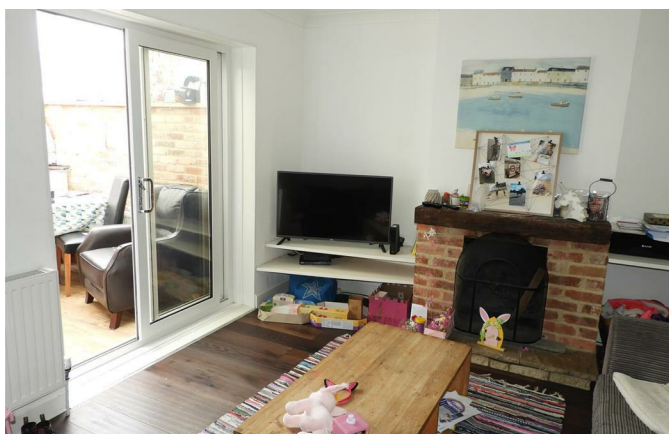
13'1" x 8'7" into alcove (3.99 x 2.64 into alcove)

Bay with uPVC windows to front aspect, radiator, feature open brick fireplace with wooden mantel and tiled base,

#### Dining Room

12'1" x 13'4" (3.7 x 4.08)

uPVC sliding doors to kitchen, radiator, under stairs storage cupboard, feature open brick fireplace with wooden mantel and tiled hearth.





### Kitchen / Breakfast Room

17'8" x 12'11" into 4'1" (5.39 x 3.96 into 1.26)

uPVC patio door and window to rear aspect, uPVC small windows to side and in the roof of breakfast room. A modern fitted kitchen with a selection of gloss grey units to both eye and base level, matching wooden work surfaces, Belfast sink with mixer tap over, standalone five burner gas hob with double oven and grill under, extractor over, space and plumbing for washing machine, space American style fridge freezer, radiator, laminate flooring. There is plenty of space for a family size table and chairs.

### Stairs to First Floor

Stairs from hallway to first floor landing, access to insulated loft space, doors to all bedrooms and family bathroom.

### Bathroom

11'4" x 5'10" into 3'8" x 2'6" (3.46 x 1.8 into 1.12 x 0.77)

uPVC opaque window to rear aspect. A modern fitted white bathroom suite comprising panelled bath, walk in shower, vanity unit with wash basin and storage under, integrated WC, extractor, part tiled walls and matching floor tiles., heated towel rail, storage cupboard.

### Bedroom One

11'5" x 8'10" (3.5 x 2.7)

uPVC window to front aspect, radiator, shelves in alcove.

### Bedroom Two

9'11" x 9'10" (3.03 x 3.0)

uPVC window to rear aspect, radiator, storage cupboard.

### Bedroom Three

7' x 8' (2.13m x 2.44m)

uPVC window to front aspect, radiator.

### Large Rear Garden

From front of property alley way to wooden gate for back access. A good size enclosed rear garden which is child friendly and also relaxing for the adults. Path from patio to child's play area and sun room

[ storage cupboard and sun room approx 15' 5" x 7'6 ] lawn to side plus shrub borders, to side of sun room there is patio area.

### Parking

Hard standing for two cars to front of property. Front door and shared alley way to garden gate for rear access.

### Tenure

Leasehold-Peppercorn lease 999 years from 23rd of June 1933, Ground rent charge £3.10 per annum

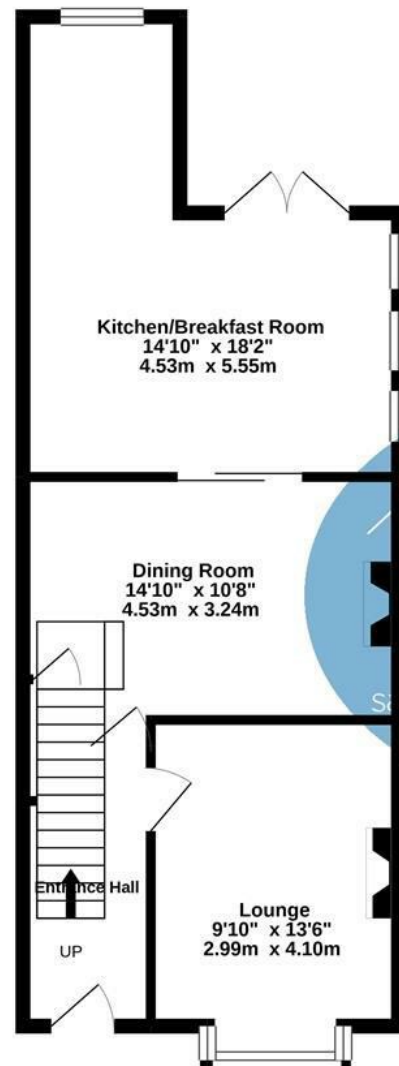




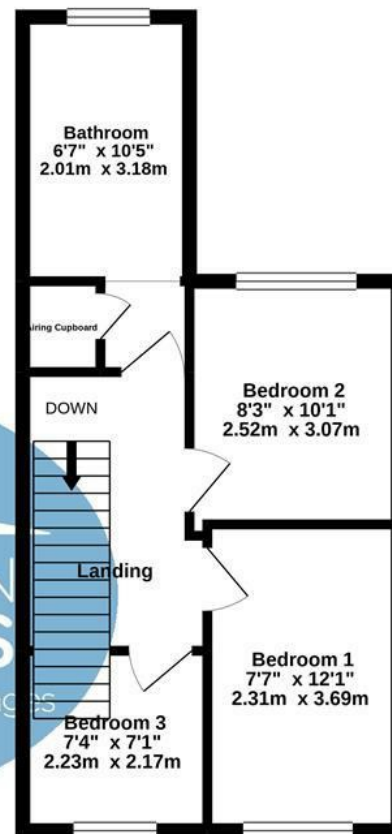




GROUND FLOOR



1ST FLOOR



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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		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
England & Wales		EU Directive 2002/91/EC	England & Wales
			EU Directive 2002/91/EC