

Fonthill Walk, Old Walcot, Swindon, Wiltshire, SN3 1AQ

Virtual Tour Available - This charming two bedroom mid terraced home has everything you need from a first time buy or perhaps a downsize. Benefitting from a detached garage with power at the bottom of the garden and two car driveway, two double bedrooms, and attic conversion perfect for an office space, play space, or just plenty of storage.

As you enter the property you will come through the porch first, with space for shoes and coats, you then come to the hallway to separate the living room from the stairway.

The kitchen diner at the rear of the property is perfect for entertaining your friends and family, and there is plenty of worktop space for all your cooking and baking needs. There is also a rear porch and storage cupboard meaning you can keep bulky and unsightly things out of the way so that you can make the most of the beautifully sleek finish.

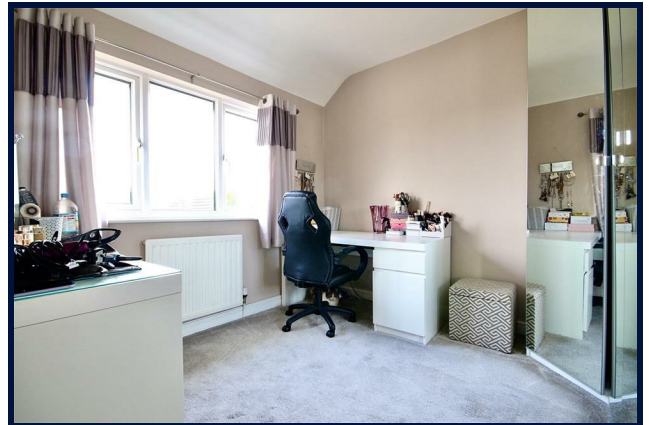
The property comprises of, front garden laid to lawn with brick wall around, porch, entrance hall, living room with bay window, kitchen/diner, rear porch. Rear garden laid to patio, detached garage with door in garden and open out doors to main front, driveway for two cars. Upstairs is the landing with access to two bedrooms and family bathroom. Off of the front bedroom there is a stairway with door leading up to attic conversion with two velux windows facing the rear.

Please note that this property faces onto a primary school playing field.

- Garage with Power
- Off Road Parking
- Two Double Bedrooms
- Modern Kitchen/Diner
- Integrated Appliances
- Modern Decor
- New Boiler & Electrics
- Attic Conversion

£215,000





Energy Efficiency Rating	
Current	Potential
	84
61	

Very energy efficient - lower running costs
 (92 plus) **A**
 (81-91) **B**
 (69-80) **C**
 (55-68) **D**
 (39-54) **E**
 (21-38) **F**
 (1-20) **G**
 Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential

Very environmentally friendly - lower CO₂ emissions
 (92 plus) **A**
 (81-91) **B**
 (69-80) **C**
 (55-68) **D**
 (39-54) **E**
 (21-38) **F**
 (1-20) **G**
 Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC

Council Tax Band: C

Tenure: Freehold

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

We very much hope that you have just viewed the home of your dreams and are ready to put an offer forward to secure the property.

First, call us on 01793 611677 to put forward your offer, remember, putting forward your best offer will increase the chances of your offer being accepted and the property being taken off the market right away.

Secondly, in line with anti-money laundering laws we must see proof of your ID and address, and you will be required to speak to our mortgage advisors in order to qualify your position and put your offer forward to the seller in the best possible light.



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