

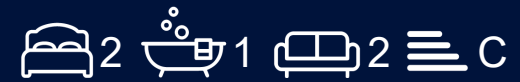


# Castles

Residential Sales & Lettings

Whitby Grove, Swindon,  
Wiltshire, SN2 1NA

Offers Over £200,000 Leasehold



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# Whitby Grove

, Swindon, Wiltshire, SN2 1NA

- Two double bedrooms
- Tasteful Decor
- Two reception rooms
- Upstairs bathroom
- Gas central heating
- Driveway parking for two
- Side Access
- Bay windows
- 100ft+ garden

Castles estate agents are pleased to present this two bedroom, two reception room, terraced home with the unexpected benefit of gated side access. Situated in Rodbourne Cheney, circa 1930's, this property also benefits from the traditional style bay window, 100ft+ garden, and upstairs bathroom and ample storage space. You will also benefit from driveway parking for two cars. This house is ready to move in and tastefully decorated throughout. The garden is split by a half level fence with a gate meaning you have a 'clean' outdoor space for children and pets.

The property comprises of entrance hall with door to front reception, stairs, and door to middle reception. Front reception with bay window and closed chimney breast. Second reception with under stair storage, closed chimney breast, window to rear, door to kitchen. Kitchen has eye level and base level units, integrated electric hob and oven, sink. Window to side and patio doors to rear with step down into garden. Garden is roughly 100ft long, around a quarter is patio and the rest is laid to lawn. Pedestrian gate leading through to front of property. Upstairs, landing with double door built in cupboards, doors to two bedrooms and family bathroom. Bedroom one to front with bay window plus one other window. Bedroom two to rear with one window. Family bathroom with shower over bath, wash basin and WC plus storage space.



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### Entrance hall

Stairs to landing, doors to living room and dining room.

### Dining room

10'2" x 9'1" (3.1 x 2.78)

Bay window to front. Closed chimney breast.

### Living room

14'1" x 9'10" (4.3 x 3)

Storage cupboard, under stairs. Window to rear. Door to kitchen. Closed chimney breast

### Kitchen

12'6" x 7'9" (3.82 x 2.369)

Eye level and base level units, integrated cooker, electric hob, sink. Window to side, patio doors to rear with step down into garden.

### Landing

5'4" x 2'10" x 6'0" (1.64 x 0.88 x 1.83)

Storage cupboard with double wardrobe style doors.

### Bedroom one

14'6" x 9'4" (4.43 x 2.86)

Alcove over stairs making for storage space 0.94m d x 1.07m w, space behind door is 0.45 m d x 0.82 m w. Bay window and single window. Chimney breast.

### Bedroom two

11'1" x 9'2" (3.39 x 2.807)

Window to rear

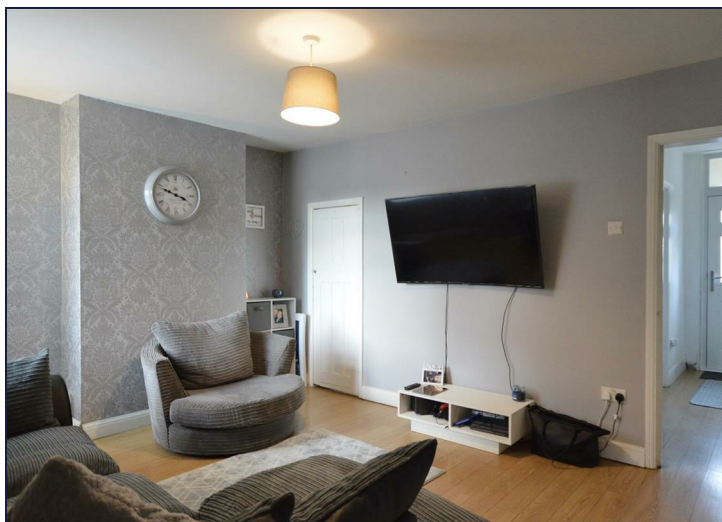
### Family bathroom

7'9" x 6'5" (2.38 x 1.97)

Bath with shower over, wash basin, WC.









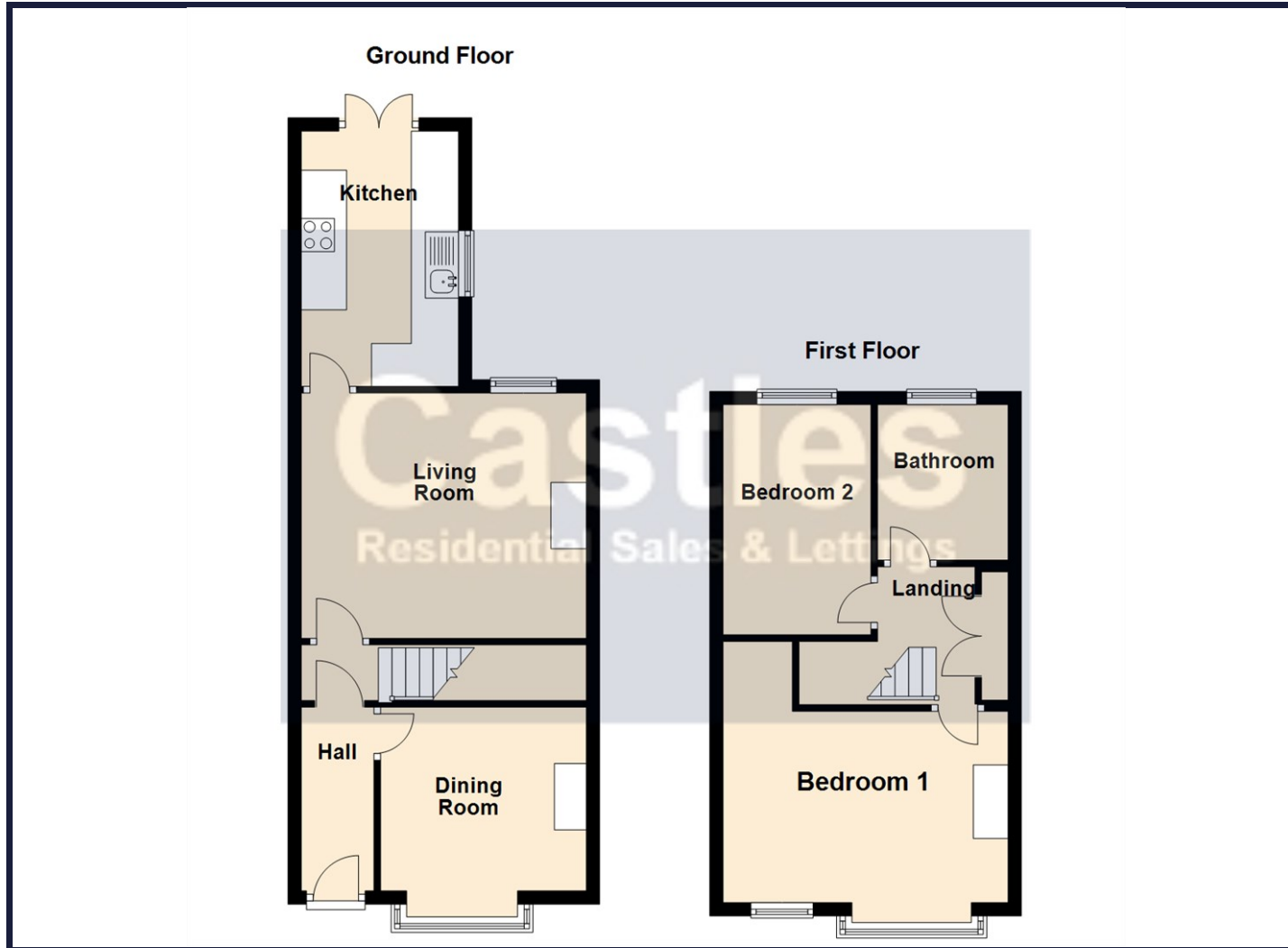


Directions

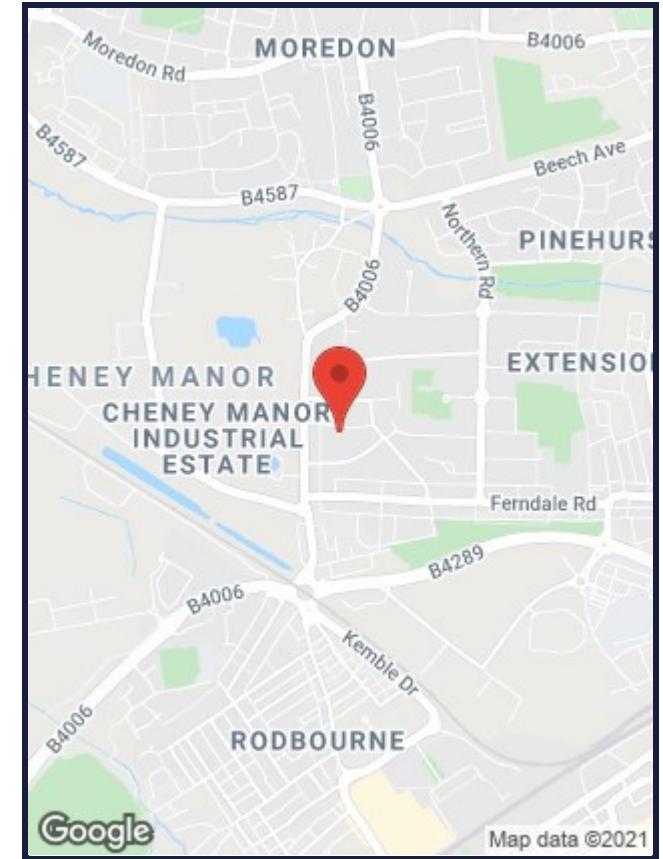




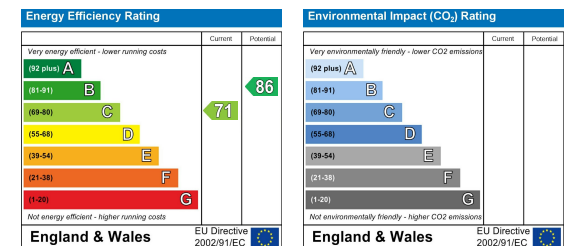
## Floor Plans



## Area Map



## Energy Performance Graph



## Viewing

For further information on this property or to arrange a viewing please contact Castles Estate Agents on 01793 611677

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Council Tax Band: C

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