



8 Winifred Street, Swindon, SN3 1RS  
Offers Over £300,000

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Welcome to Winifred Street. This lovely, extended, three-bedroom property is perfect for a growing family. Built around 1900, the home spans over impressive 1,000 square feet, providing plenty of space and with scope to extend into the loft (STPP).

The first room you come to in the home is a cosy living room, ideal for relaxing. The heart of the home is undoubtedly the extended kitchen and family room, which boasts a generous layout perfect for both cooking and socialising. This space is designed to bring families together, making it a fantastic feature of the home.

Another great feature of this home is the private enclosed rear garden. This outdoor space is non overlooked, making it perfect for enjoying sunny afternoons.

Situated in a lovely location, this property is close to local amenities, schools, and parks, making it an ideal choice for families. With its appealing features and inviting atmosphere, this home is a wonderful opportunity not to be missed.

#### **Entrance Porch**

2'9" x 3'1" (0.85 x 0.94)

Entrance door, door to hallway

#### **Entrance Hall**

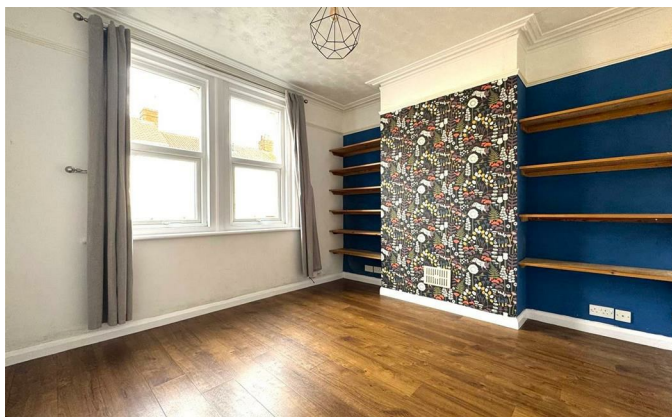
3'0" x 11'5" (0.93 x 3.5)

Door to living room, door to family room, stairs to first floor, radiator

#### **Living Room**

11'5" x 10'10" (3.5 x 3.31)

Two windows to front, radiator





### **Kitchen/ Family Room**

13'7" x 23'7" (4.16 x 7.2)

Space for Family dining table, under stairs storage cupboard, eye and base level units with matching wooden worktop, four burner gas hob with extractor fan over, double electric oven, one and a half basin sink with mixer tap set in kitchen island, two radiators, skylight, door to bathroom, double door doors to utility

### **Utility Room**

5'5" x 9'3" (1.67 x 2.82)

Space and plumbing for washing machine, space for tumble dryer, window to rear, skylight, door to rear garden

### **Bathroom**

8'5" x 9'3" (2.58 x 2.82)

Window to rear, low level WC, pedestal wash basin, bath with shower attachment, separate shower cubicle, Worcester Combi boiler, heated towel rail

### **Stairs and Landing**

Stairs from ground floor, doors to bedrooms, access to boarded loft with loft ladder (neighbouring properties have converted the loft into another bedroom), ceiling mounted PIV (positive input vent)

### **Bedroom One**

15'1" x 10'11" (4.6 x 3.34)

Two windows to front, radiator



### **Bedroom Two**

6'2" x 14'2" (1.88 x 4.32)

Window to rear, radiator

### **Bedroom Three**

7'6" x 8'6" (2.29 x 2.6)

Window to rear, radiator

### **Rear Garden**

Patio area leading to lawn with storage shed and rear access

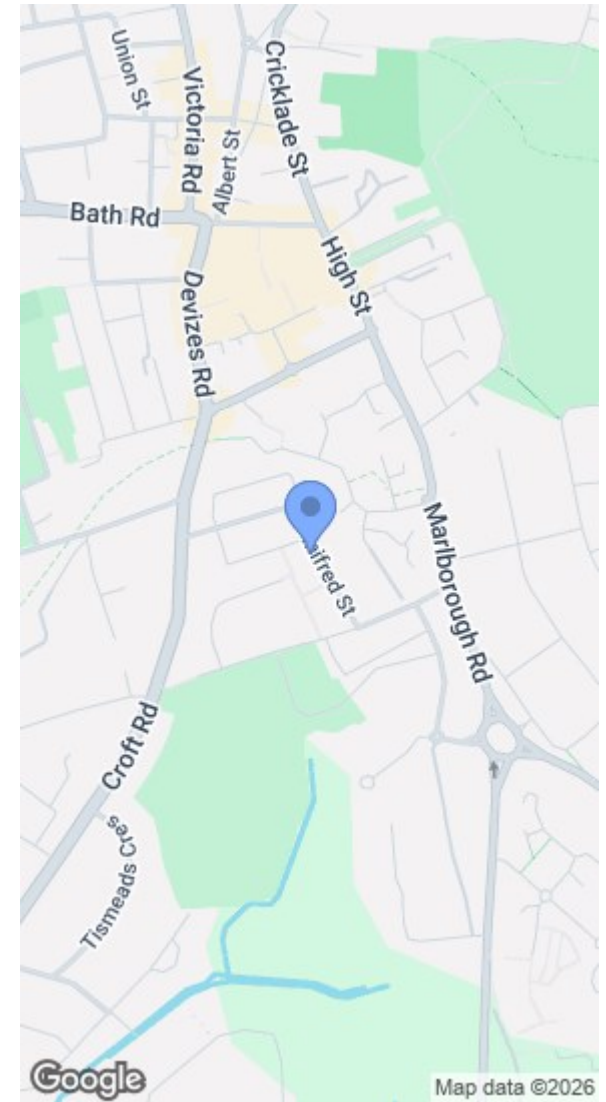








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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                                      |   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |  | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                          |                         |  | (82 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 |                         |           |
|   |                         | 74   | 80  |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |  | <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |