



25 Greycing Street, Swindon, SN25 4EG  
Offers Over £300,000

SWINDON  
**HOMES**   
sales, lettings & mortgages



Welcome to Greycing Street, Swindon - a charming location that could be the perfect setting for your new home! This beautifully presented terraced house boasts a spacious living area, ideal for relaxing or entertaining guests. With three bedrooms and three bathrooms, including two ensembles, there is plenty of space for the whole family to enjoy.

Built in 2018, this property offers modern amenities such as an integral garage and a convenient utility room, making daily tasks a breeze. The layout provides a comfortable and flexible space which can be tailored to your needs.

Don't miss out on the opportunity to make this house your home. Book a viewing today and envision yourself living in this wonderful property on Greycing Street.

#### Entrance Hall

Entrance door, door to WC, door to utility room, Door to bedroom three, storage covered with hot water tank, to 1st floor, radiator

#### Shower Room

Low level WC, pedestal wash basin, shower cubicle with mains shower, radiator, extractor fan

#### Living Room

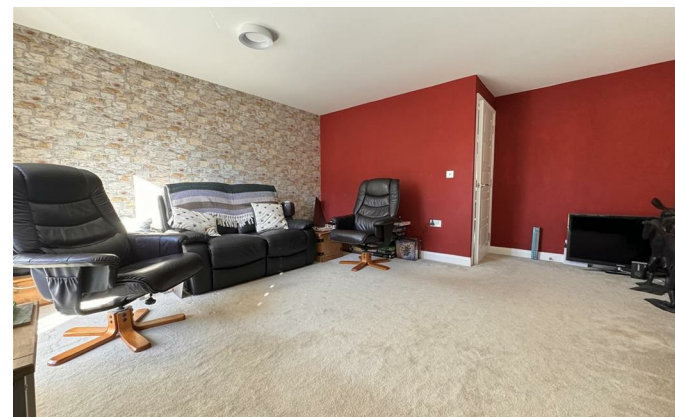
14'7" x 16'1" (4.45 x 4.91)

Window to front aspect, UPVC double doors to Juliet balcony, 2x radiator

#### Kitchen/ Diner

14'8" x 11'8" (4.49 x 3.57)

2x UPVC windows to rear aspect, a selection of eye and base level units with wooden worktop, one and a half basin stainless steel sink, integrated electric fan oven with gas hob and extractor fan over integrated fridge freezer, integrated dishwasher space for family dining table, radiator





### Utility

5'10" x 7'5" (1.8 x 2.28)

Units at and base level, space and plumbing for washing machine, space for tumble dryer, cupboard housing Ideal Logic boiler, door to rear garden, radiator

### Bedroom One

15'0" x 13'1" (4.58 x 4)

2x UPVC windows to rear aspect, radiator, door to ensuite

### Master En-suite

Low level WC, pedestal wash basin, bath with main shower above, radiator, extractor fan

### Bedroom Two

15'0" x 11'6" (4.58 x 3.52)

Two windows to front aspect, radiator, door to ensuite

### En-Suite

Low level WC, pedestal wash basin, shower cubicle with mains shower, extractor fan

### Bedroom Three

8'5" x 8'0" (2.57 x 2.44)

Window to rear aspect, radiator

### Rear Garden

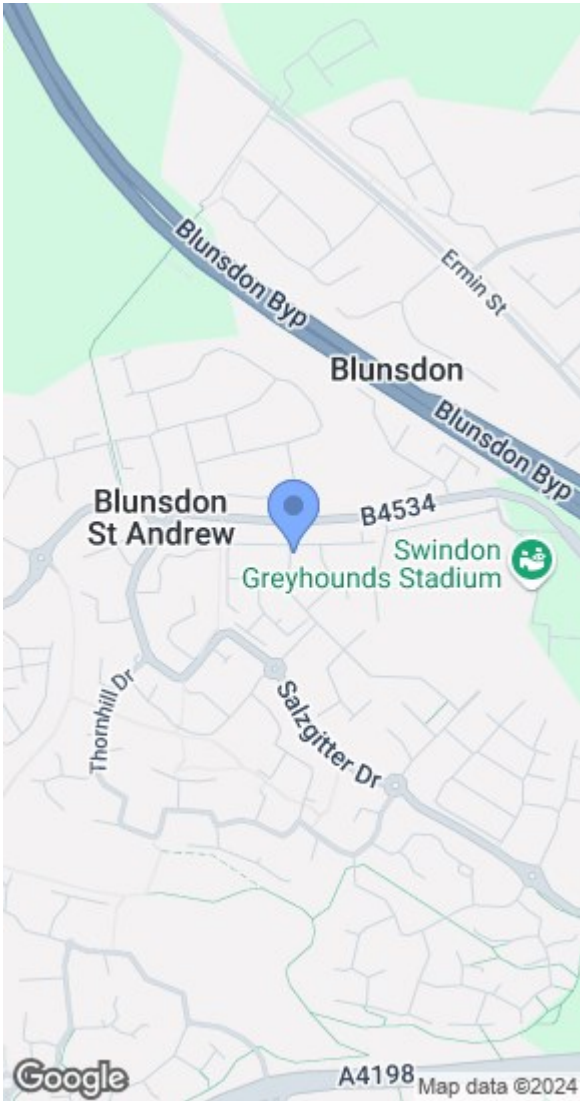
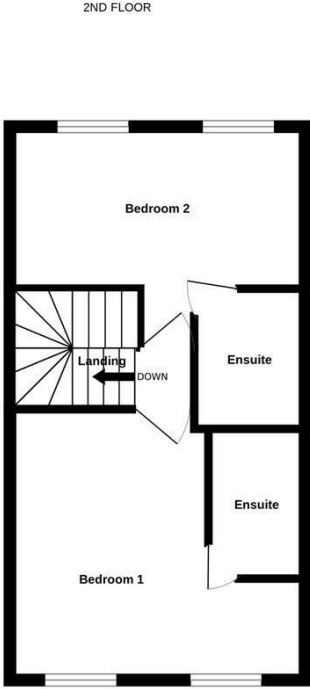
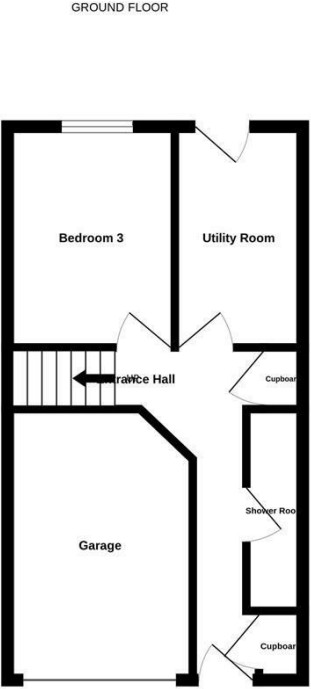
Patio area leading to artificial lawn with decking at the rear and side access











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.

Made with Metropix ©2024

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) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
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	