



208 Marlborough Road, Swindon, SN3 1NX  
Reduced To £525,000

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Situated on the desirable Marlborough Road in Swindon, this fully renovated and extended home has been well designed to meet the needs of modern families.

Upon entering, you are greeted by a spacious hallway leading to the downstairs bedroom, shower room and living room. Through the living room is the high specification kitchen with plenty of space for entertaining or family life.

Convenience is key, with two well-appointed bathrooms, including a downstairs shower room that adds practicality to daily routines. The separate utility room further enhances the functionality of the home.

This property is not just a house; it is a home that has been thoughtfully crafted by its current owners. With its prime location and exceptional features, this residence is a rare find in the Swindon area.

#### Entrance Hall

uPVC double glazed entrance door, stairs to first floor, door to living room, door to downstairs shower room, door to bedroom four

#### Living Room

10'11" into 13'11" x 21'9" (3.33 into 4.26 x 6.65)

Bay window to front, wood burning fire place, original decorative fireplace, space for dining table

#### Kitchen/ Diner

25'3" x 21'1" (7.7 x 6.44)

Units at eye and base level, two integrated ovens, four burner Zanussi induction hob with extractor fan over, wash basin, integrated fridge, integrated freezer, space for large family dining table, electric fire, bi-folding doors to garden, skylight, door to utility





#### Utility Room

7'2" x 5'4" (2.2 x 1.65)

Space and plumbing for washing machine, space for tumble drier, wash basin, window to side aspect

#### Shower Room

8'0" x 5'4" (2.45 x 1.65)

Window to side aspect, walk in shower, WC, wash basin

#### Bedroom Four

5'8" into 11'4" x 12'5" (1.75 into 3.47 x 3.8)

Double doors to private courtyard, window to front, built in cupboards housing combi boiler

#### Stairs & Landing

Window to side, two Velux windows, doors to bedrooms, door to bathroom

#### Master Bedroom

10'0" x 16'11" (3.06 x 5.18)

uPVC double doors to balcony, built in wardrobe

#### Bedroom Two

10'10" x 10'8" into 12'9" (3.31 x 3.26 into 3.91)

Window to front

#### Bedroom Three

5'5" x 10'8" (1.67 x 3.26)

Window to side, radiator



#### Bathroom

10'7" into 5'5" x 5'1" into 13'6" (3.23 into 1.66 x 1.55 into 4.14)

Two windows to rear, his and hers wash basins, walk in shower, bath, WC, two radiators

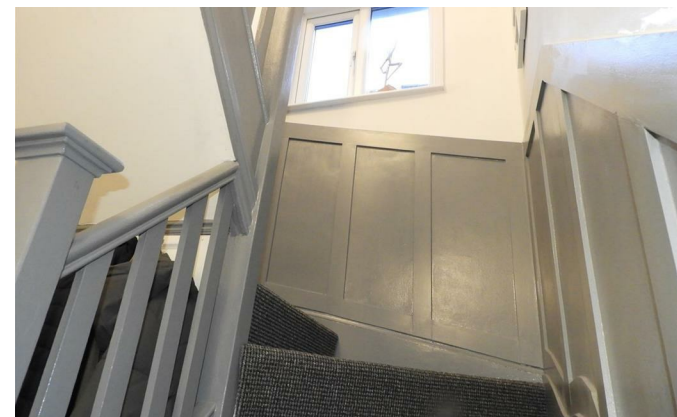
#### Rear Garden

Patio with space for table and chairs, space for seating area, lawn

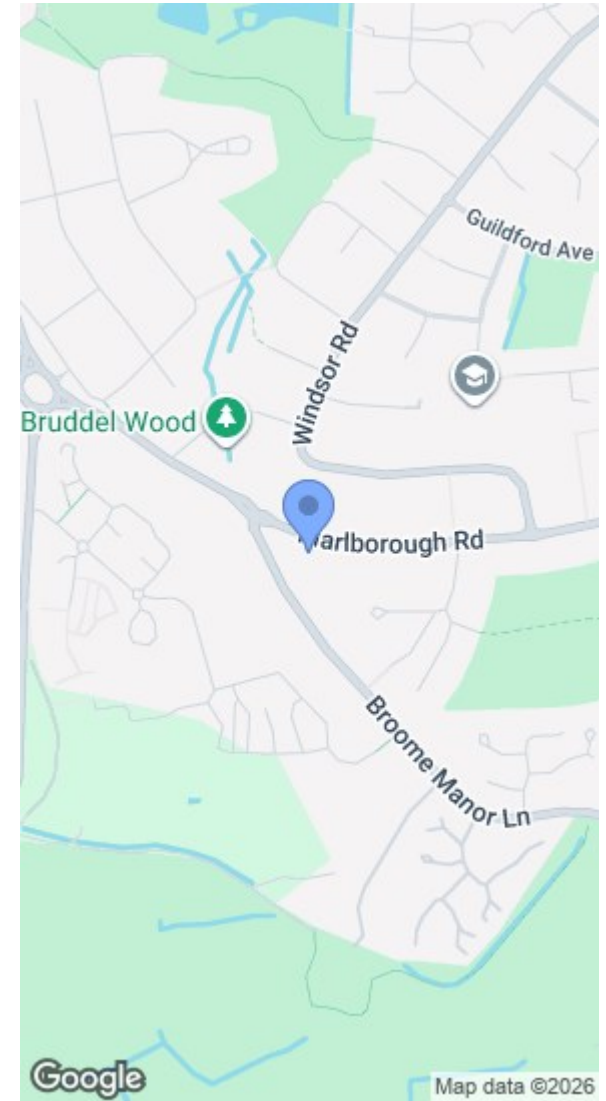
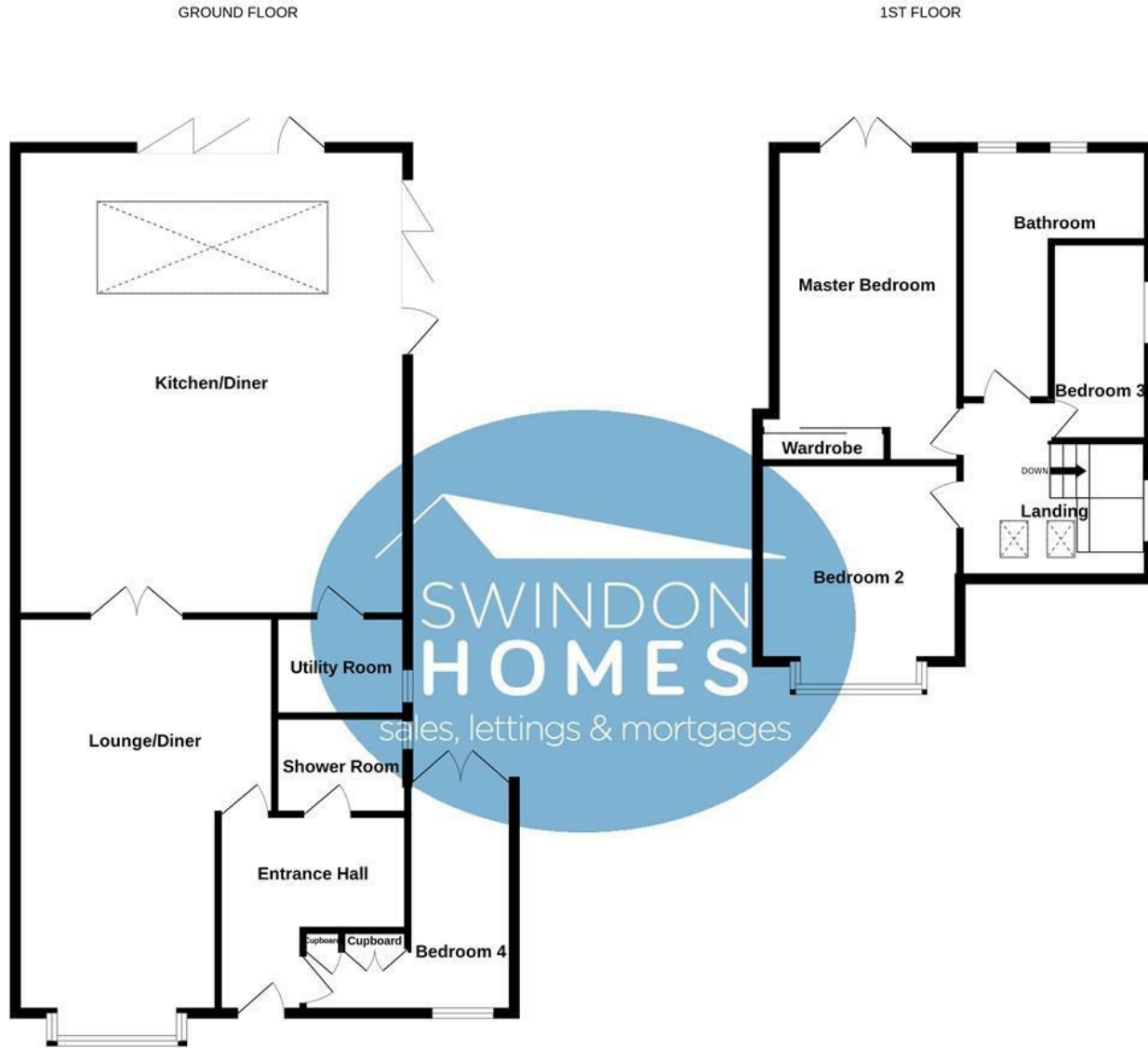
#### Driveway

Driveway parking for three cars









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>			(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	