



1A Fairford Crescent, Swindon, SN25 3AB  
£323,000

SWINDON  
**HOMES**   
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This delightful detached bungalow offers a cosy living space with modern touches. The property features three well-proportioned bedrooms, making it an ideal home for small families or those down sizing.

Upon entering, you are greeted by a spacious living room, leading through to the dining room and a modern kitchen which is designed with functionality in mind, ensuring that cooking and meal preparation is a pleasure.

One of the standout features of this bungalow is the enclosed and private rear garden, which provides a tranquil outdoor space for enjoying the fresh air, gardening, or simply soaking up the sun.

With its thoughtful layout and contemporary touches, this bungalow is not just a house; it is a home that invites you to relax. Whether you are looking to downsize, start a family, or simply enjoy the ease of single-storey living, this property is sure to meet your needs. Don't miss the opportunity to make this charming bungalow your own in the heart of Swindon.

#### **Parking**

To front of property there is drive way parking for two cars, front door to porch.

#### **Entrance Porch**

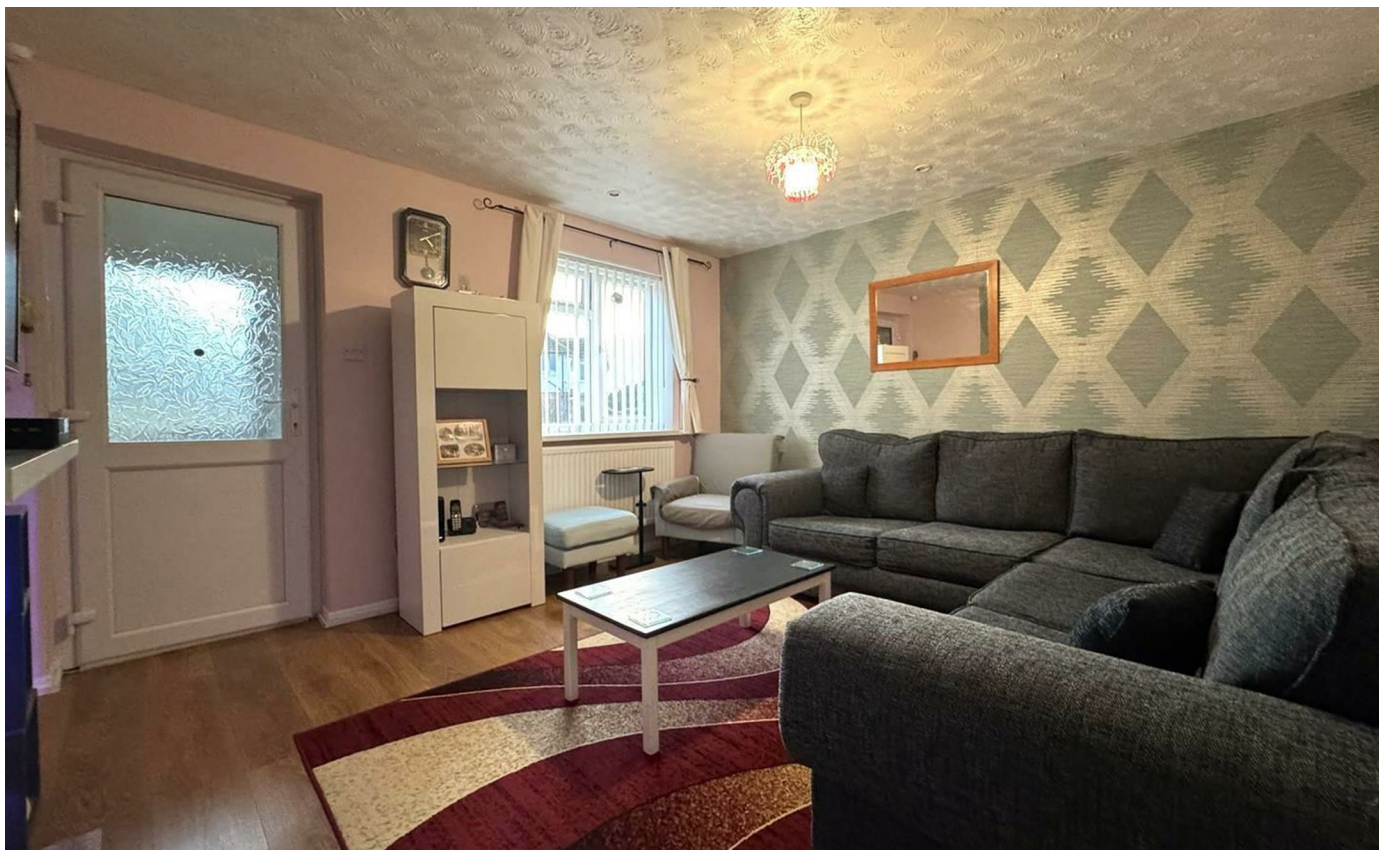
3'7" x 5'2" (1.1m x 1.6m)

uPVC half glazed door into porch with uPVC door to living room.

#### **Living Room**

11'9" x 12'5" (3.6m x 3.8m)

uPVC window to front aspect, feature wall mounted flame effect fire, radiator, door to bedroom one and inner hallway.





### Bedroom One

10'3" x 8'9" into 7'2" (3.14m x 2.68m into 2.2m)

uPVC window to front aspect, built in double wardrobe, radiator.

### Shower Room

3'9" into 5'9" x 8'9" into 6'4" (1.15m into 1.77m x 2.69m into 1.94m)

uPVC window to side aspect. A modern fitted bathroom comprising low level WC, pedestal wash basin with vanity unit surround, walk in shower with tiled splash backs, heated towel rail, storage cupboard housing Ideal logic combi boiler.

### Bedroom Two

10'11" x 8'9" (3.33m x 2.67m)

uPVC window to side aspect, radiator

### Hallway

7'8" x 3'1" (2.36m x 0.95m)

Doors to two bedrooms, shower room and dining room, access via loft ladder to insulated loft .

### Bedroom Three / Study

7'4" x 12'6" (2.25m x 3.82m)

uPVC patio doors to garden, radiator.

### Dining Room

7'7" x 8'11" (2.32m x 2.73m)

uPVC window to side aspect, radiator, space for family size dining table and chairs.



### Kitchen / Breakfast Room

14'6" x 8'4" (4.42m x 2.55m)

uPVC window to front aspect. A bright modern kitchen with a selection of white units at eye and base level, matching work surfaces, single drainer with mixer tap over, freestanding electric cooker with extractor fan over, space for American style fridge / freezer, space and plumbing for washing machine and dishwasher, radiator, uPVC half glazed door to garden and front access..

### Rear Garden

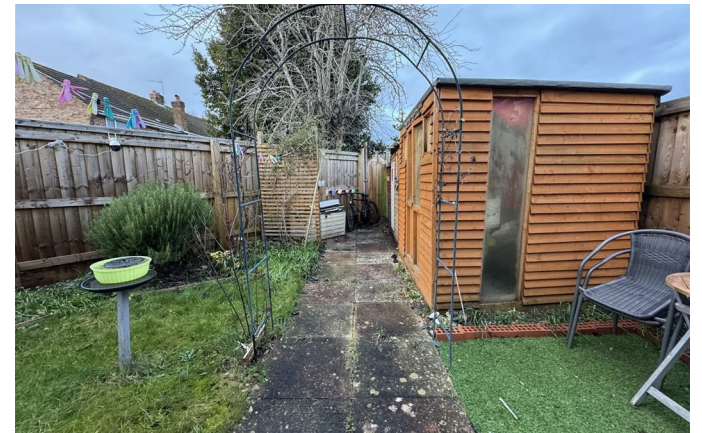
The rear garden is mainly laid to lawn with a path leading from rear of property to garden sheds. Enclosed by wooden fencing.







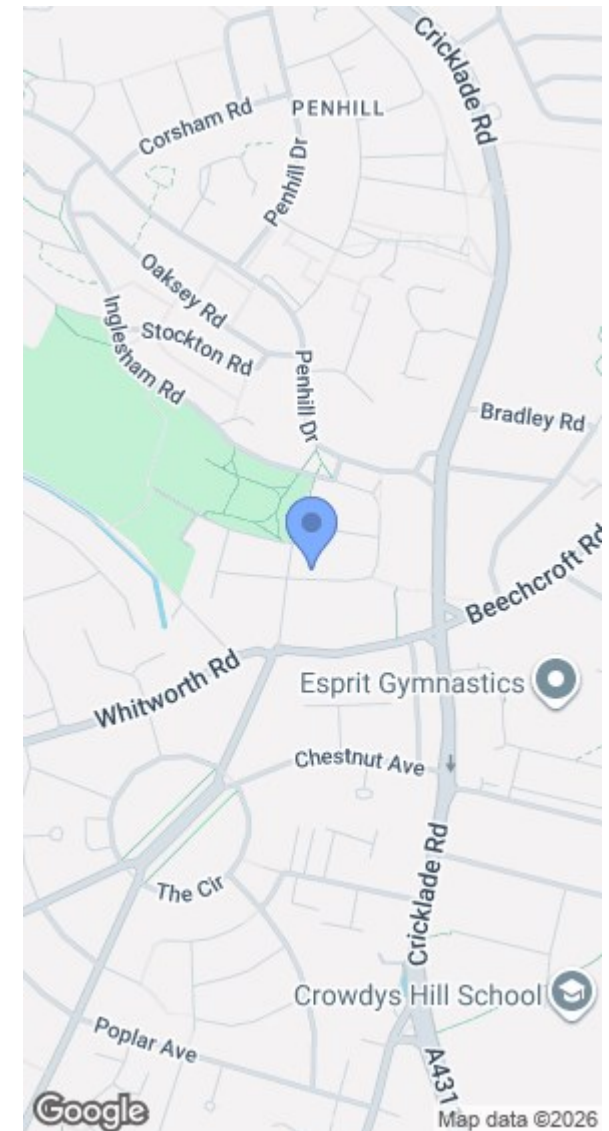




## GROUND FLOOR



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