Chappells
ESTATE AGENTS




120 Celsus Grove, Swindon, Wiltshire, SN1 4GS

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**Guide Price £350,000 Freehold**









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### Guide Price £350,000 Freehold

***New Instruction*** Chappells are delighted to offer this deceptively spacious family home to the market in the ever-popular Old Town area. The accommodation is well configured over three floors, the ground floor includes an entrance hallway, open plan style kitchen/diner with French doors to the garden, WC and pedestrian door to the garage. The first floor provides a good sized reception room, shower room and a double bedroom with storage. On the top floor there are a further two double bedrooms, one of which includes an ensuite, along with a single bedroom being used as an office and a three piece bathroom. The rear garden includes a patio terrace covered with a pergola, the main area is laid to lawn and includes gated pedestrian access. Driveway parking is available to the front aspect as well as ample visitor parking.

## Situation

Celsus Grove is a sought after residential location within easy reach of Old Town. Old Town offers a choice of wine bars, restaurants, street cafes and shops. Highly regarded primary and secondary schooling is within an easy walk. Junction 16 of the M4 Motorway is approx 2 miles distant and there is good access to the A419 and A420. The Great Western Hospital is within easy reach as is Swindon Railway station with mainline service to London Paddington in 55 minutes.

- SPACIOUS FAMILY HOME
- KITCHEN/DINER
- SITTING ROOM
- FOUR BEDROOMS
- SHOWER ROOM
- BATHROOM
- ENSUITE
- INTEGRAL GARAGE
- DRIVEWAY PARKING

Council Tax Band: D

## Viewing Arrangements

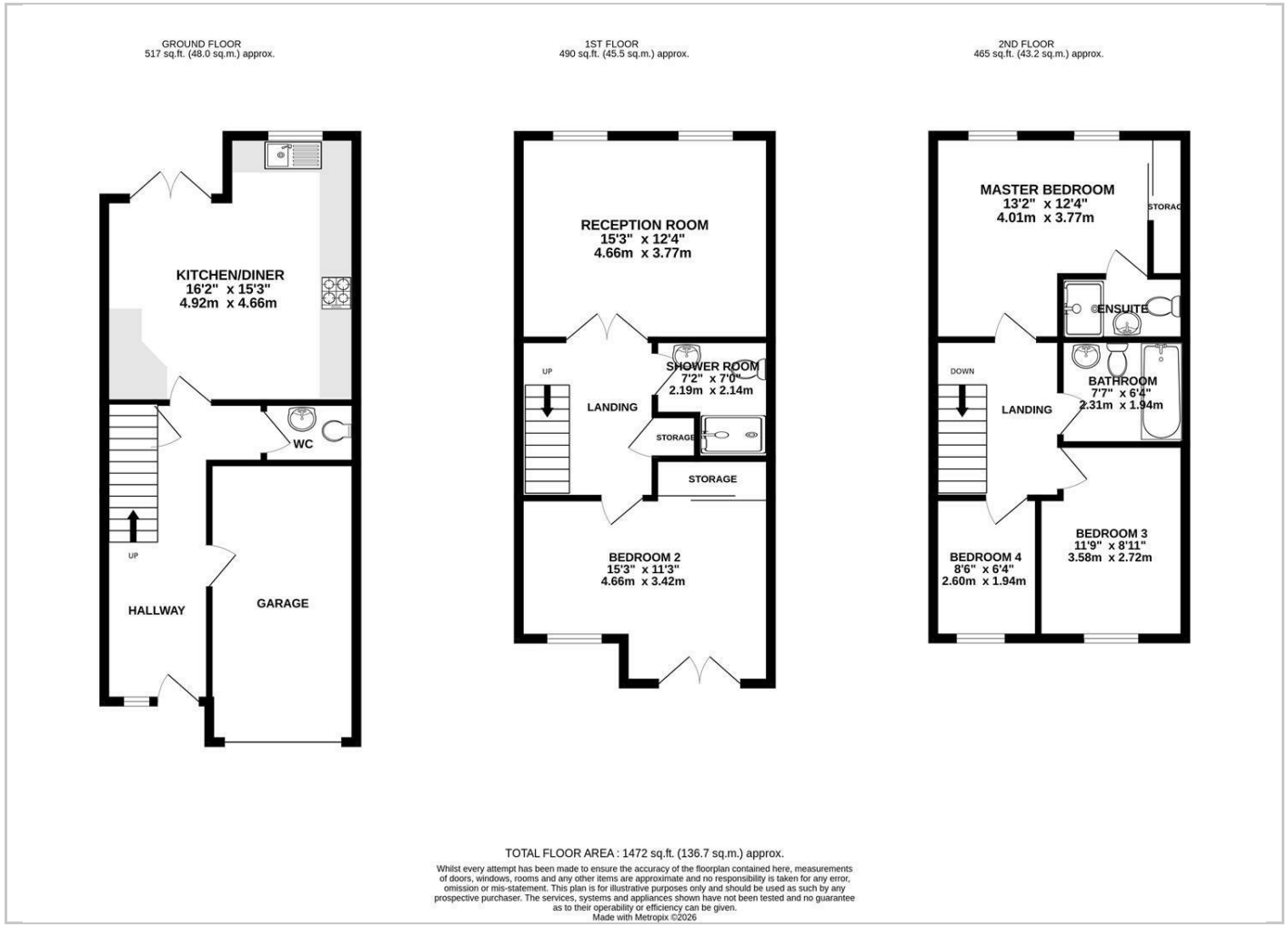
For an appointment to view please call Chappells on 01793 618080 or email: sales@chappells.uk.com.



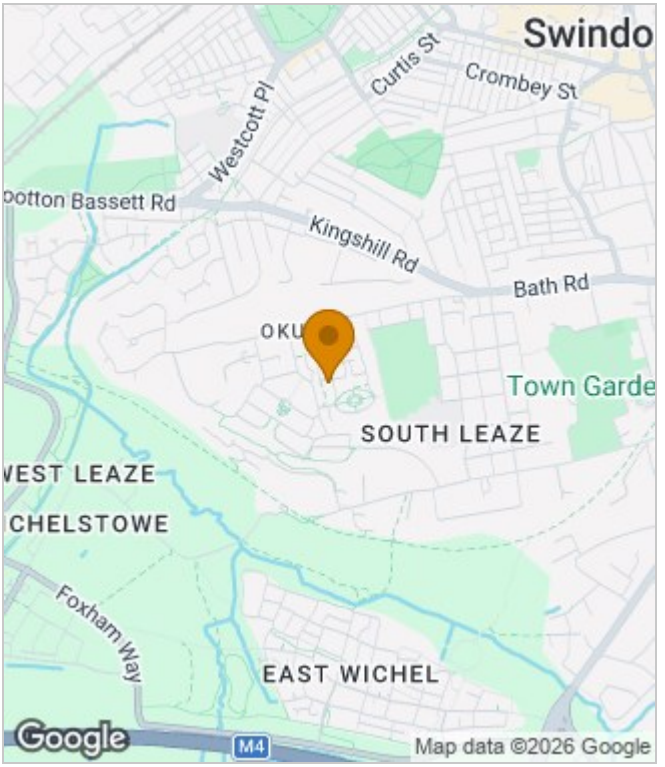




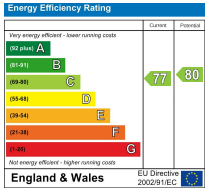
## Floor Plans




## Area Map




## Energy Performance Graph




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35-36 Newport Street, Swindon, Wiltshire, SN1 3DF 01793 6180 sales@chappells.uk.com ww.chappells.uk.com