



27 Bath Road, Swindon

Swindon

## 27 Bath Road

Old Town, Swindon, SN1

This stunning 4-bedroom, 3-storey listed property is located in the heart of Old Town, blending historic charm with modern comforts. The ground floor features beautiful oak flooring, a separate kitchen and dining room, plus a utility room and shower room for added convenience. The spacious lounge offers a perfect place to relax, while the upper floors boast four well-proportioned bedrooms and a luxurious bathroom with both a bath and separate shower. Outside, enjoy a large south-facing garden with a patio area, with one off-road parking spaces. Additionally, there is a self-contained basement apartment, offering versatile living or rental potential.

Council Tax band: E

Tenure: Freehold

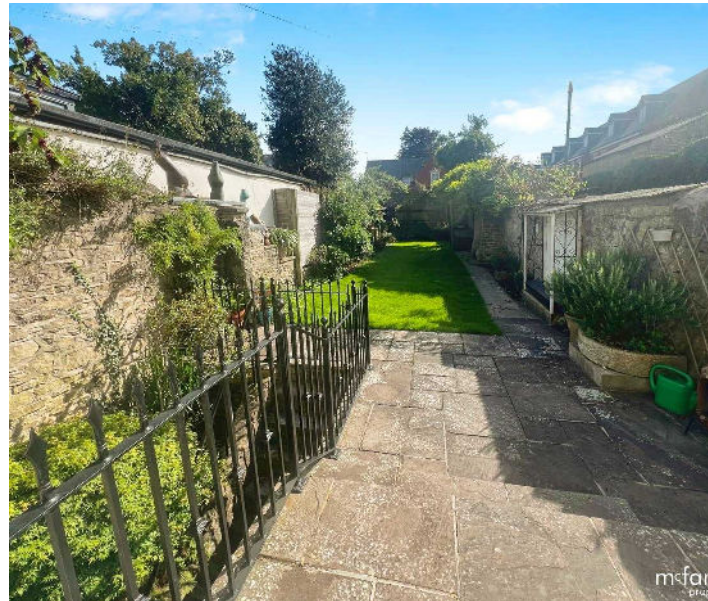




## 27 Bath Road

Old Town, Swindon, SN1

- GRADE II LISTED
- VICTORIAN PROPERTY
- FOUR BEDROOMS
- THREE BATHROOMS
- ALLOCATED PARKING
- OLD TOWN LOCATION
- CHARMING GARDEN
- CONVERTED BASEMENT



## 27 Bath Road

Old Town, Swindon, SN1

This stunning four bedroom, three Storey listed property is nestled in the heart of the charming old town, offering both historic charm and modern convenience. As you enter, the ground floor welcomes you with beautiful oak floors that stretch throughout, enhancing the warm and inviting atmosphere. The well-appointed fitted kitchen and separate dining room provide ideal spaces for both casual family meals and more formal gatherings. A separate utility room and convenient shower room are also located on this level, offering practical functionality. Moving to the upper floors, the property boasts four well-proportioned bedrooms, each offering ample space and natural light. The highlight of the upper levels is a fantastic bathroom, thoughtfully designed with both a separate bath and shower to cater to your preferences for relaxation.





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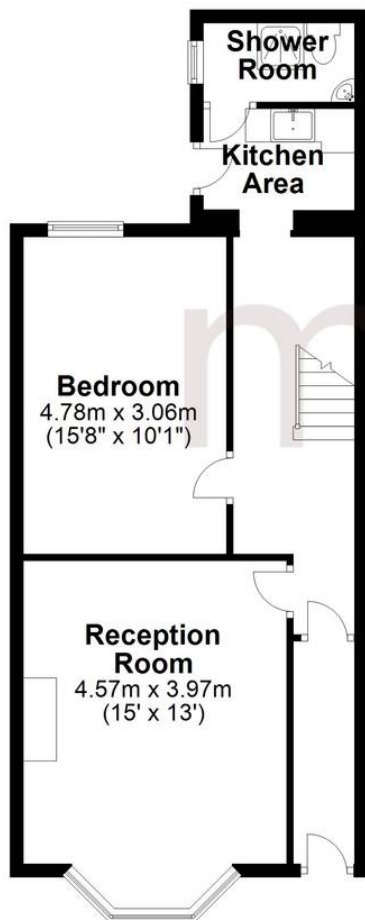
Old Town, Swindon, SN1

A true gem of this property is the large rear south-facing garden and patio area, which provides an ideal outdoor sanctuary for enjoying sunny days and entertaining guests. The garden's orientation ensures it benefits from an abundance of natural light throughout the day. Additionally, the property includes two off-road parking spaces, a significant advantage in this central location. One of the standout features of this property is the self-contained basement apartment, offering additional living space, ideal for guests, extended family, or even rental opportunities. The property's prime location places it within easy reach of local shops, charming eateries, and excellent transport links, making it perfect for those seeking both comfort and convenience in an attractive setting.



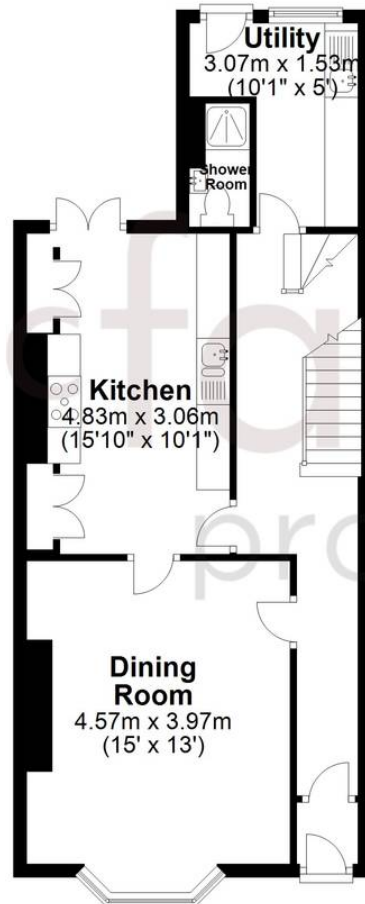
### Basement

Approx. 54.9 sq. metres (591.3 sq. feet)



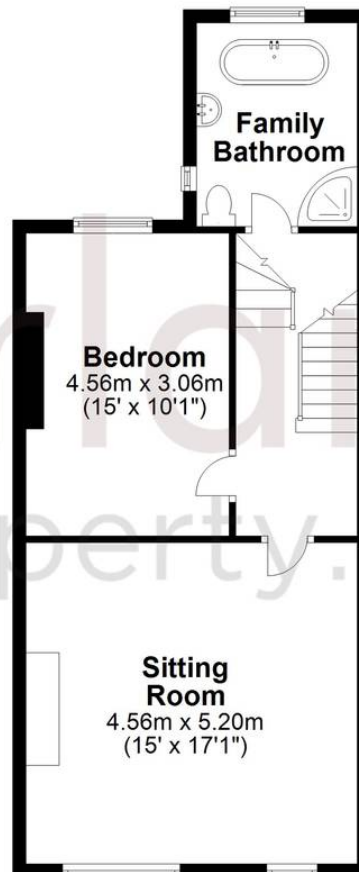
### Ground Floor

Approx. 55.8 sq. metres (600.4 sq. feet)



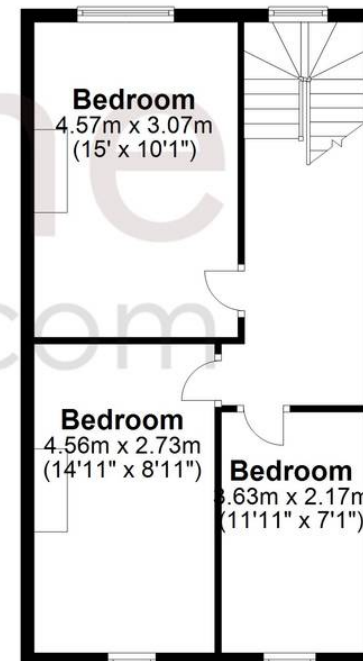
### First Floor

Approx. 55.2 sq. metres (593.6 sq. feet)



### Second Floor

Approx. 47.5 sq. metres (511.0 sq. feet)



Total area: approx. 213.3 sq. metres (2296.3 sq. feet)

## Old Town Sales

McFarlane Sales & Letting Ltd, 28-30 Wood Street - SN1 4AB

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