



**45 Drove Road, Old  
Walcot, Swindon, SN1 3AD**

- AVAILABLE NOW
- EXTENDED Semi Detached House
- Three Bedrooms
- Unfurnished
- NEWLY DECORATED & NEW CARPETS
- EAST Facing Rear Garden
- Driveway Parking For Three Vehicles
- Gas Central Heating
- Excellent Location
- No Pets

**£1,250 PCM**



\*\*\* AVAILABLE NOW \*\*\* NEWLY DECORATED & NEW CARPETS \*\*\* We are delighted to offer this EXTENDED three bedroom semi detached house. Located on Drove Rd within walking distance to the town centre. The accommodation briefly comprises of entrance hallway, living room, kitchen/diner, three bedrooms and bathroom. Property also benefits from driveway parking for several vehicles, good size enclosed rear garden, gas central heating and uPVC double glazing. An early viewing is highly recommended.

#### **Entrance Hallway**

Stairs to first floor. Understairs cupboard. Laminate flooring. Radiator.

#### **Living Room**

uPVC bay window to front elevation. Laminate flooring. Radiator.

#### **Kitchen/Diner**

uPVC windows and doors to rear garden. Matching wall and base units with rolled edge worktops over. Stainless steel sink and drainer. Built in single oven. Ceramic hob. Space and plumbing for washing machine. Space for fridge/freezer. Laminate flooring. Part tiled walls. Two radiators.

#### **Landing**

uPVC window to side elevation. Loft access.

#### **Bedroom One**

uPVC window to rear elevation. Radiator.

#### **Bedroom Two**

uPVC window to front elevation. Built in wardrobe. Radiator.

#### **Bedroom Three**

uPVC window to front elevation. Radiator.

#### **Bathroom**

Obscured uPVC window to rear elevation. White suite comprising of panelled bath, pedestal wash hand basin and low level W.C. Part tiled walls. Tiled flooring. Radiator.

#### **Front**

Driveway parking for three vehicles. Gated access to rear garden.

#### **Rear Garden**

East facing. Enclosed by timber fencing. Decking area. Large lawn with patio to the rear. Gated access to front. Outside tap.

#### **Sizes**

Please note, all measurements of room sizes given are not guaranteed and figures are for guidance only.

#### **Viewings**

Strictly via our Swindon office telephone (01793) 641641.

#### **Tenant Information**

Length of Tenancy: Long term let with initial tenancy agreement of 6 months

Council: Swindon Borough Council

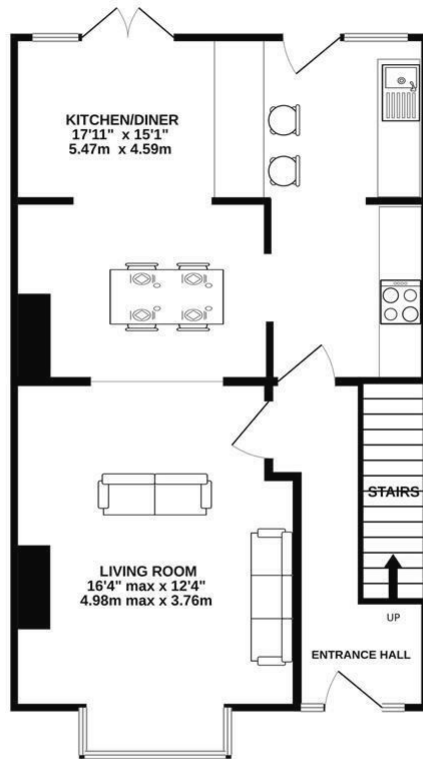
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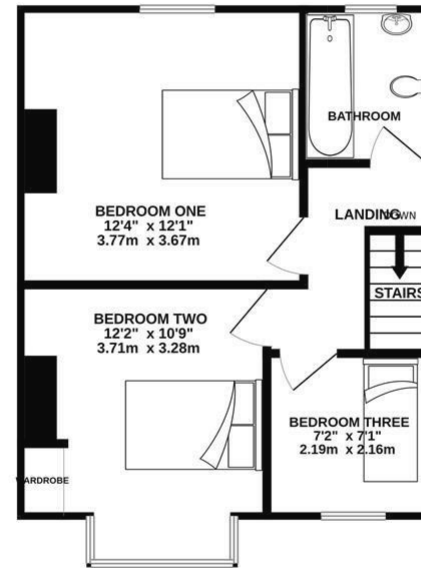
# PRIMARY HOMES & LETTINGS

Tel: 01793 641 641

GROUND FLOOR  
524 sq.ft. (48.7 sq.m.) approx.

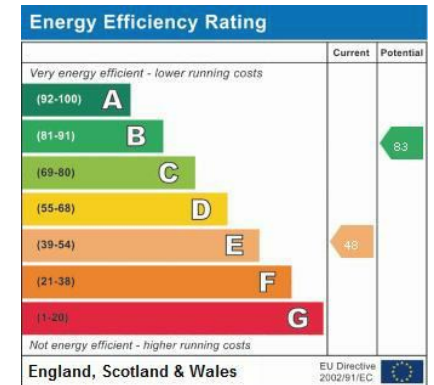


1ST FLOOR  
400 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA: 925 sq.ft. (85.9 sq.m.) approx.

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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