



39 Cambria Place, Swindon, SN1 5DN

**Offers Over £230,000**

**richard james**





## Cambria Place

Swindon

Freehold | EPC Rating - D

 3
  1
  2

Located in the heart of Swindon town centre, this generously sized three-bedroom home offers the perfect blend of space, convenience, and versatility.

Just a short walk from Swindon train station, this property is ideal for commuters and those looking for easy access to local amenities.

The ground floor features a spacious living room, a well-appointed kitchen/dining room, and an additional front reception room, which was previously used as an annexe and includes a downstairs cloakroom—offering great potential for a home office, playroom, or guest space.

Upstairs, there are three well-proportioned bedrooms, two of which are doubles, along with a family bathroom.

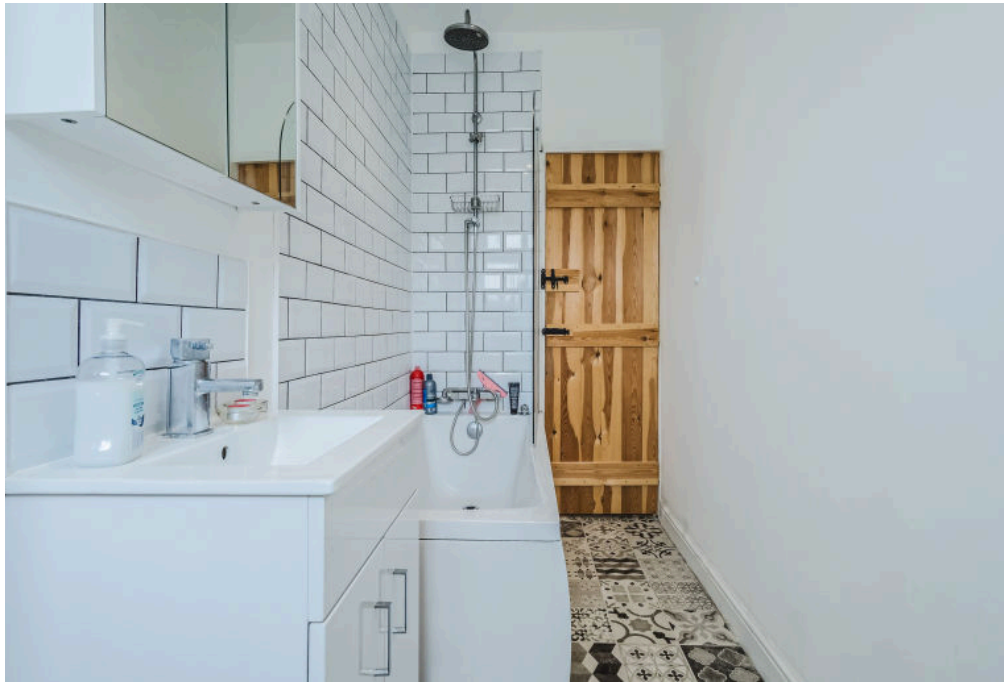
To the rear, the good-sized garden is primarily laid to patio with a decked area, creating a low-maintenance outdoor space perfect for entertaining or relaxing.



With its prime location and flexible living space, this property is a fantastic opportunity for families, professionals, or investors alike. Viewing is highly recommended!













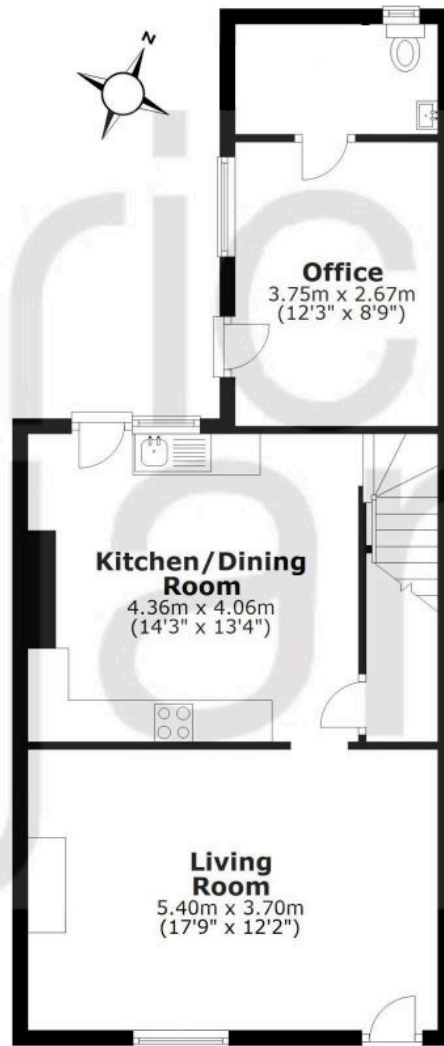




# Floorplan

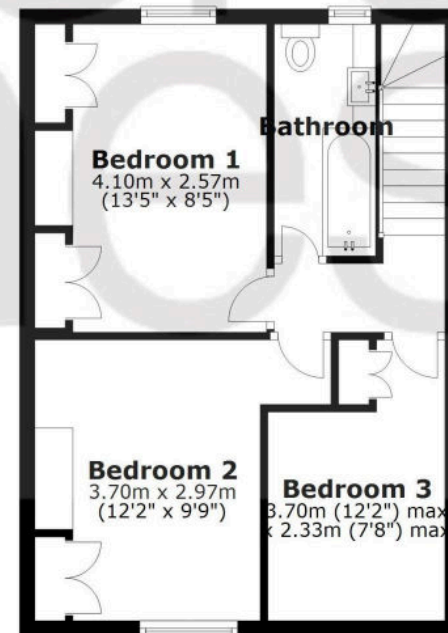
## Ground Floor

Approx. 56.8 sq. metres (611.8 sq. feet)



## First Floor

Approx. 42.8 sq. metres (460.5 sq. feet)



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