



📍 Ivor House 39 Bath Road, Swindon, Wiltshire, SN1 4AS

🔗 Offers In Excess Of £495,000

- Old Town location
- Consent for HMO
- Parking at the rear
- Many period features

🏡 Freehold

🏠 EPC Rating



Attractive 4 storey period building which has detailed planning permission for conversion to a 9 bedroom HMO. Sought after Old Town address.

Currently 3 floors of offices with nail bar on the lower ground floor. The nail bar is let on a rolling contract at £5,400pa with the remainder of the building vacant on completion.

Consent was granted by Swindon Borough Council under app no S/23/1481 in March 2024 for the change of use or alternatively the property could be converted to a large 5 bedroom house with car (stp).

At the rear there is a courtyard off the lower ground floor and ample parking for about 6 cars.

Situation & Description

Attractive 4 storey period building which has detailed planning permission for conversion to a 9 bedroom HMO. Sought after Old Town address.

The property is situated in a residential area only a short distance from both the town centre and Old Town. Swindon is a large and expanding town with a wide range of shopping, entertainment and leisure facilities. There is a mainline railway station and access to the M4 motorway.

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What3Words///stone.petal.dome

From Old Town centre proceed on Bath Road and the property is on the right.

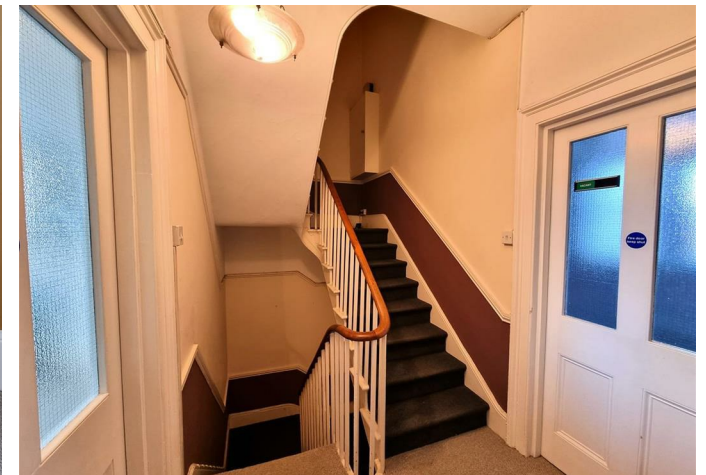
Viewings

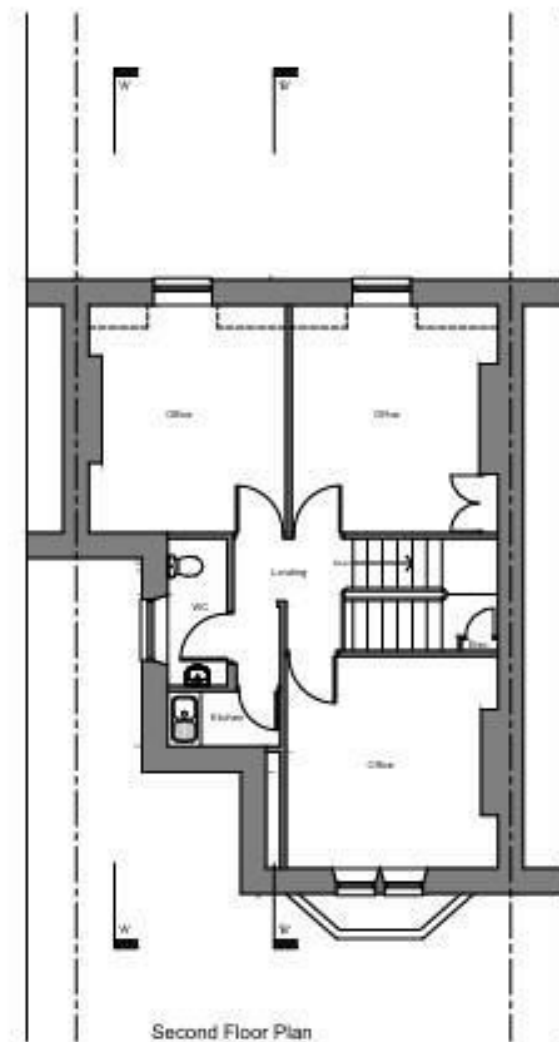
To arrange a viewing, contact: Auctions on 01249 765200

If you have any concerns with viewings, please contact the relevant Strakers office and we would be happy to discuss them with you and hopefully put you at ease.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.





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