



📍 12 Horace Street, Swindon, Wiltshire, SN2 2BH

📄 Auction Guide £140,000

- For Sale by Online Auction
- Thursday 3rd April 2025
- Lot 09
- Guide Price £140,000+

🏠 Freehold

📊 EPC Rating C



LOT 09
FOR SALE BY ONLINE AUCTION
THURSDAY 3rd APRIL 2025
GUIDE PRICE £140,000+

3 Bedroom mid-terrace house situated within close proximity of the town centre with its numerous amenities while also within easy reach of the railway station. In need of minor modernisation.

The property is situated in Swindon town centre close to amenities, the mainline railway station and within easy access of the M4 motorway and A419. Swindon is a large expanding town with a wide variety of shops, bars, restaurants, schools and leisure facilities.

The accommodation comprises on the ground floor; entrance hall, living room, dining room, kitchen and bathroom. On the first floor; landing and 3 bedrooms. The property has gas central heating and double glazing. The property requires works for damp proofing and extension flat roof.

To the rear of the property is a fully enclosed garden laid mainly to lawn.

Ideal investment or first time buyer purchase.

What3Words///fast.bumpy.cloak

As you turn into Horace Street, the house is on the right.

Situation & Description

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Viewings

To arrange a viewing, contact: Auction Office on 01249 765200

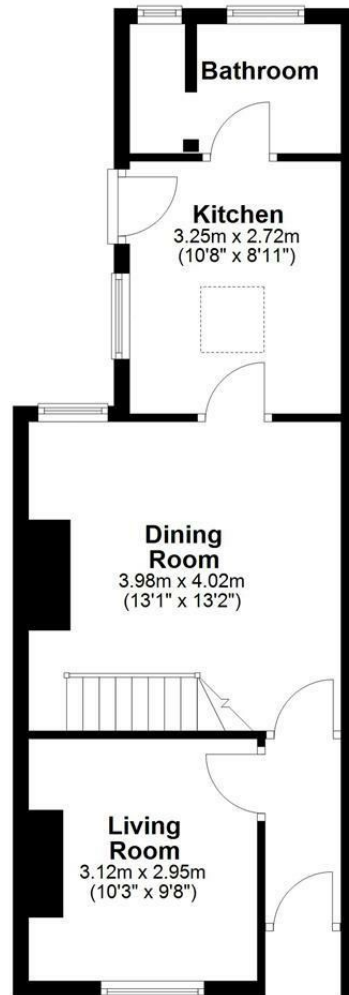
There will be numerous pre-arranged open house viewing slots lasting for 30 minutes and you can book in by contacting the Auctioneers.

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.



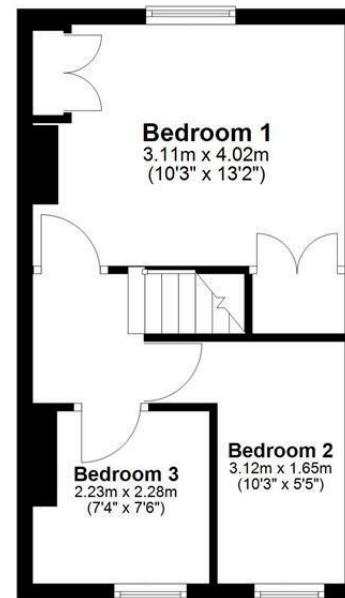
Ground Floor

Approx. 42.9 sq. metres (462.1 sq. feet)



First Floor

Approx. 29.0 sq. metres (312.5 sq. feet)



Total area: approx. 72.0 sq. metres (774.6 sq. feet)

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