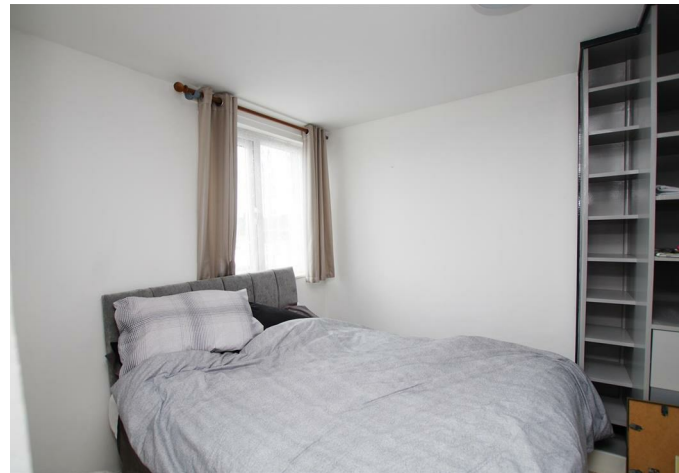




**96 Oxford Road,  
Stratton, Swindon, SN3 4HD**

- INVESTORS ONLY
- Four SELF CONTAINED Flats
- Tenants Pay Their Own Council Tax
- Currently LET for £31,080 Per Annum
- Driveway Parking
- Good Location
- Communal Garden
- EPC Rating D

**Offers Over £350,000**



\*\*\* INVESTORS ONLY \*\*\* X3 SELF CONTAINED FLATS \*\*\* X1 SELF CONTAINED STUDIO \*\*\* TENANTS PAY THEIR OWN COUNCIL TAX \*\*\* CURRENT INCOME £31,080 \*\*\* We are pleased to offer this opportunity to purchase four self contained flats consisting of lounge/diner, kitchen, bedroom and shower rooms. Property also benefits from driveway parking for two vehicles and communal garden to the rear. Located in the popular area of Stratton within easy access to transport links such as the A419 & A420.

#### **Flat One (Ground floor)**

Currently let for £790 with all bills included (excluding council tax).

Accommodation comprises of lounge/diner, kitchen, bedroom and shower room.

#### **Flat Two (First floor)**

Currently let for £600 with all bills included (excluding council tax).

Accommodation comprises of lounge/diner, kitchen, bedroom and shower room.

#### **Studio/Flat Three (First floor)**

Currently vacant was let for £600 with all bills included (excluding council tax).

Accommodation comprises of lounge/bedroom, kitchen and bathroom.

#### **Flat Four (Ground Floor)**

Currently let for £600 with all bills included (excluding council tax).

Accommodation comprises of lounge/diner, kitchen, bedroom and shower room.

Entrance via the rear garden.

#### **Notes**

Property can be sold with vacant possession.

#### **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.

#### **Mortgages**

If you would like independent mortgage advice please call Dan Spurr at Primary on (01793) 616617. Home visits available.

#### **Money Laundering**

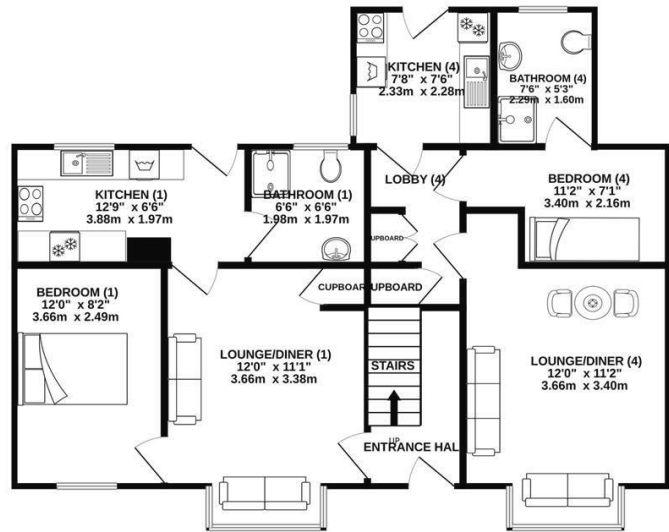
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



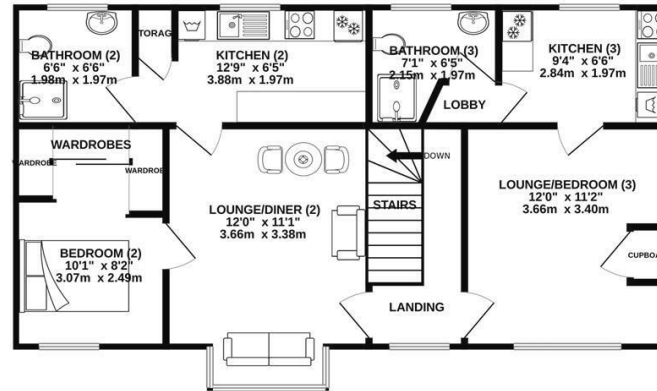
# PRIMARY HOMES & LETTINGS

Tel: 01793 641 641

GROUND FLOOR  
782 sq.ft. (72.6 sq.m.) approx.



1ST FLOOR  
673 sq.ft. (62.5 sq.m.) approx.



TOTAL FLOOR AREA : 1455 sq.ft. (135.2 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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