



**200 County Road, Town
Centre, Swindon, SN1 2EA**

- NO ONWARD CHAIN
- Mid Terrace House
- Three Bedrooms
- Two Reception Rooms
- Downstairs Bathroom
- Kitchen
- Upstairs W.C
- Off Road Parking
- Town Centre Location
- IDEAL FIRST TIME BUY OR BUY TO LET INVESTMENT

Guide Price £275,000



*** IDEAL FIRST TIME BUY OR BUY TO LET INVESTMENT *** Primary Homes & Lettings are pleased to offer this three bedroom Victorian terrace house being sold with NO ONWARD CHAIN. Located on County Rd within walking distance to the railway station and town centre. The accommodation briefly comprises of entrance hallway, living room, dining room, kitchen, utility room, family bathroom, three bedrooms and cloakroom. Property also benefits from uPVC double glazing throughout, gas central heating, and off road parking for two vehicles. An early viewing is highly recommended.

Entrance Porch

Door to hallway.

Hallway

uPVC front door. Laminate Flooring. Stairs to first floor. Radiator.

Living Room

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

Dining Room

uPVC window to rear elevation. Fire place with marble surround. Laminate flooring. Radiator.

Kitchen

uPVC window to side elevation. Range of wall and base units with rolled edge worktops over. Stainless steel sink and drainer. Built in single oven. Gas hob and extractor hood over. Space for Fridge/Freezer. Part tiled walls. Tiled floor. Radiator.

Utility Area

uPVC door to side elevation. Space and plumbing for washing machine. Gas boiler. Tiled flooring.

Bathroom

uPVC window to rear elevation. White suite comprising of walk in shower, paneled bath, pedestal wash hand basin and low level W.C. Extractor fan. Part tiled walls. Tiled flooring. Radiator.

Bedroom One

Two uPVC windows to front elevation. Fire place with mantel over. Radiator.

Bedroom Two

uPVC window to rear elevation. Radiator.

Cloakroom

White suite comprising of wash hand basin with splashback tiles and low level W.C. Vinyl flooring. Loft hatch. Radiator.

Bedroom Three

uPVC window to rear. Radiator.

Front

Enclosed by brick wall. Gated entrance. Path leading to front door. Flower bed area.

Rear

Off road parking for two vehicles.

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

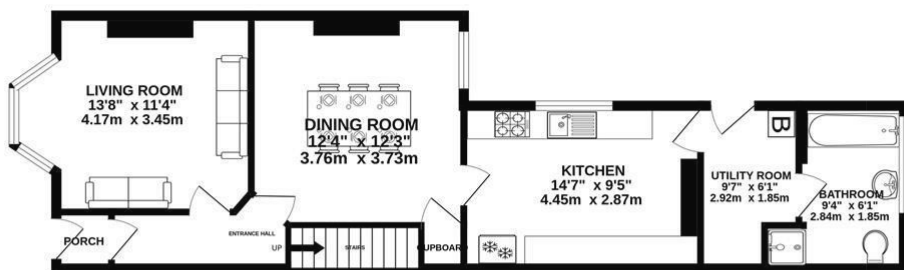
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



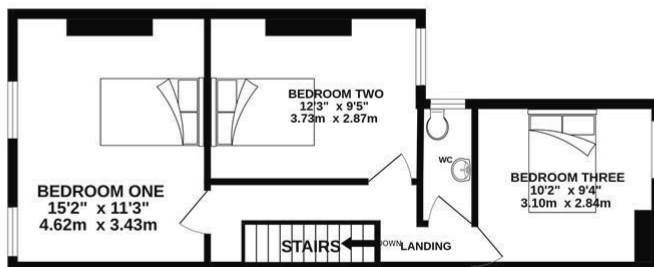
PRIMARY HOMES & LETTINGS

Tel: 01793 641 641

GROUND FLOOR
580 sq.ft. (53.9 sq.m.) approx.



1ST FLOOR
460 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA : 1041 sq.ft. (96.7 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	87	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

101 Commercial Road, Swindon, SN1 5PL
 Tel: 01793 641641 Fax: 01793 618127
 Email: info@primaryhomesandlettings.co.uk
www.primaryhomesandlettings.co.uk