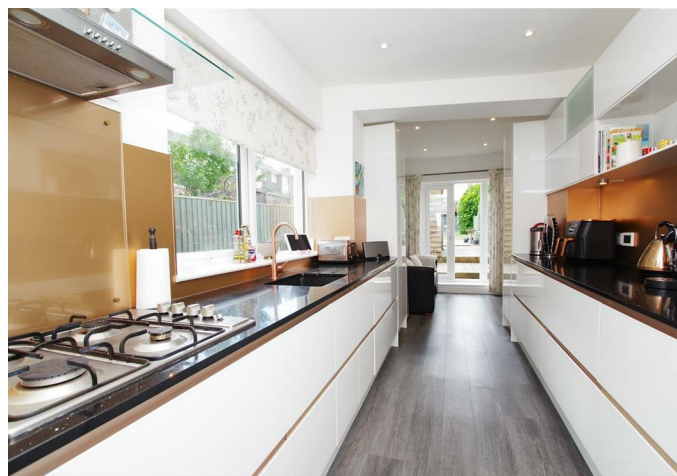
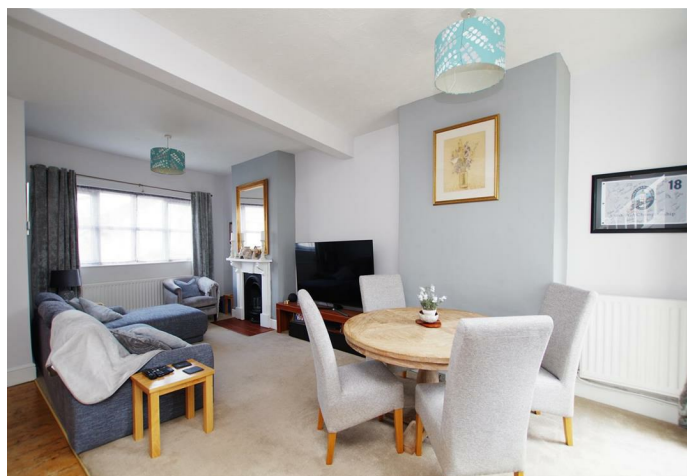




## 7 Eastcott Hill, Old Town, Swindon, SN1 3JG

- NO ONWARD CHAIN
- NOT YOUR AVERAGE Mid Terrace House
- Two DOUBLE Bedrooms
- 135FT Rear Garden (West Facing)
- POTENTIAL FOR LOFT CONVERSION
- Home Office/Garden Room
- Upstairs Bathroom (Four Piece Suite)
- 14ft Cellar (1.8m height clearance)
- 20ft Modern Kitchen/Breakfast
- Excellent Location

**Chain Free £270,000**



\*\*\* NO ONWARD CHAIN \*\*\* Primary Homes & Lettings are delighted to offer this immaculate two DOUBLE bedroom terrace house with a 135ft West facing rear garden. Located on Eastcott Hill within walking distance to the town centre, railway station and old town with a choice of wine bars, restaurants, specialist shops, supermarket, Lawn Woods and Town Gardens. The accommodation comprises of entrance porch, lounge/diner, kitchen/breakfast, two bedrooms and bathroom. Property also benefits from a cellar, 135ft rear garden (west facing) with home office, gas central heating and uPVC double glazing. An early viewing is highly recommended.

#### **Entrance Porch**

Door to lounge/diner.

#### **Lounge/Diner**

uPVC window to front elevation. uPVC French doors to rear garden. Stairs to first floor. Door to cellar. Featured fireplace with mantle over. Part wood flooring. Three radiators.

#### **Kitchen/Breakfast**

uPVC window to side elevation. uPVC French doors to rear garden. Gloss wall and base units with granite worktops over. Acrylic sink. Built in double oven. Integral fridge and dishwasher. Laminate flooring. Inset ceiling lights.

#### **Cellar**

Plumbing for washing machine. Light and power.

#### **Landing**

Loft access (partly boarded with loft ladder and light).

#### **Bedroom One**

uPVC window to front elevation. Range of built in wardrobes. Radiator.

#### **Bedroom Two**

uPVC window to rear elevation. Radiator.

#### **Bathroom**

Obscured uPVC window to side elevation. White suite comprising of freestanding bath, double walk in shower, wash hand basin and low level W.C. Part tiled walls. Tiled flooring. Inset ceiling lights. Heated towel rail.

#### **Rear Garden**

West facing. Approximately 135ft. Enclosed by timber fencing. Decking area. Paved patio leading to outdoor office. Gravelled area with pagoda. Stepping stones leading to Astroturf with raised flowerbeds and shrubs. Double gates to the rear. Space for timber shed. Outside light and tap.

#### **Home Office**

uPVC window to rear. uPVC French doors to side. Laminate flooring. Inset ceiling lights. Electric heater.

#### **Front**

Steps leading to porch.

#### **Notes**

Council tax - Band C.

Boiler is roughly five and a half years old and is serviced yearly.

#### **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**

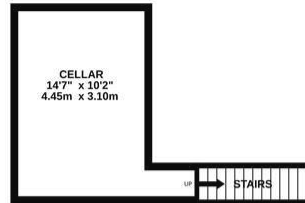
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



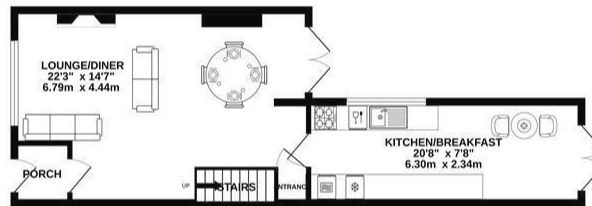
# PRIMARY HOMES & LETTINGS

Tel: 01793 641 641

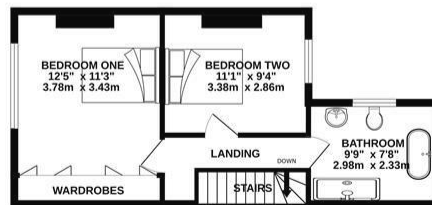
CELLAR  
179 sq.ft. (16.6 sq.m.) approx.



GROUND FLOOR  
473 sq.ft. (43.9 sq.m.) approx.



1ST FLOOR  
391 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA : 1043 sq.ft. (96.9 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 for 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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