



74 Argyle Street, Gorse Hill, Swindon, SN2 8AR

- IDEAL FIRST TIME BUY OR BUY TO LET INVESTMENT
- Mid Terrace House
- Two DOUBLE Bedrooms
- 21ft Lounge/Diner
- Kitchen/Breakfast
- 105ft South Facing Rear Garden
- Downstairs Bathroom
- uPVC Double Glazing
- Gas Central Heating (boiler is 4 years old)
- Excellent Location

Price £220,000



*** IDEAL BUY TO LET INVESTMENT OR FIRST TIME BUY *** We are delighted to offer this well presented two DOUBLE bedroom mid terrace house located in the popular area of Gorse Hill, within walking distance to all local shops, town centre and railway station. The accommodation briefly comprises of lounge/diner, kitchen/breakfast, bathroom and two bedrooms. Property also benefits from a 105ft South facing rear garden. Gas central heating and uPVC double glazing. An early viewing is highly recommended.

Lounge/Diner

uPVC window to front elevation. Stairs to first floor. Built in electric fire. Two radiators.

Kitchen/Breakfast

uPVC window to rear elevation. Matching wall and base units with rolled edge worktops over. Stainless steel sink and drainer. Freestanding cooker with extractor hood over. Space and plumbing for washing machine and dishwasher. Space for undercounter fridge and freezer. Laminate flooring. Radiator.

Lobby

uPVC door to side. Storage cupboard housing boiler.

Bathroom

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

Landing

Loft access (partly boarded).

Bedroom One

uPVC window to front elevation. Radiator.

Bedroom Two

uPVC window to rear elevation. Storage cupboards. Radiator.

Front

Enclosed by brick wall. Mostly paved. Storm porch.

Rear Garden

South facing. Approximately 105ft. Enclosed by timber fencing. Block paved patio with timber shed. Mostly laid to lawn with mature shrubs, trees and flowerbeds. Gravelled path leading to gated rear access.

Notes

Boiler was replaced in September 2020 and is serviced yearly.

Council Tax

Band B.

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

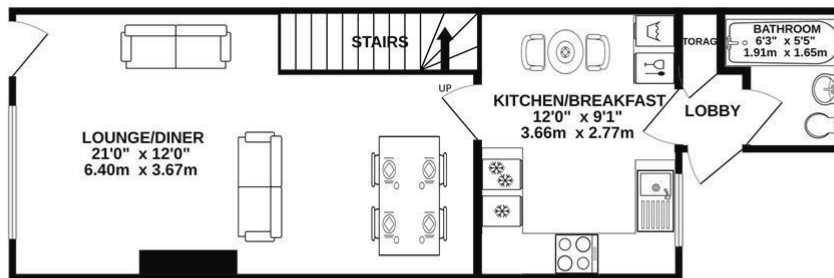
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



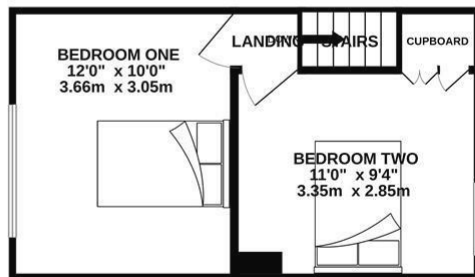
PRIMARY HOMES & LETTINGS

Tel: 01793 641 641

GROUND FLOOR
403 sq.ft. (37.4 sq.m.) approx.

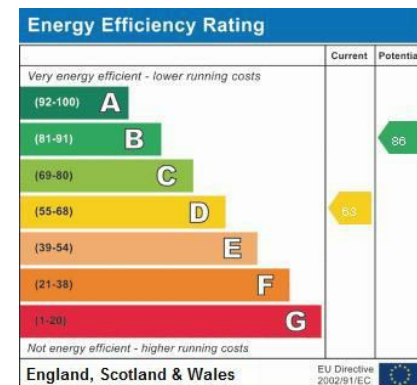


1ST FLOOR
251 sq.ft. (23.3 sq.m.) approx.



TOTAL FLOOR AREA: 654 sq.ft. (60.7 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 for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
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