



**34A Ermin Street, Stratton St
Margaret, Swindon, SN3 4RQ**

- AVAILABLE NOW
- Semi Detached House
- Three Bedrooms
- NEWLY RENOVATED
- Garage
- Driveway Parking
- Outbuilding
- Living Room
- Kitchen/Diner (White Goods Included)
- Excellent Location

£1,375 PCM



*** AVAILABLE NOW *** We are delighted to offer this NEWLY RENOVATED three bedroom semi detached house offered unfurnished. The accommodation comprises of living room, kitchen/diner, conservatory, three bedrooms and bathroom. Property also benefits from a garage, driveway parking, outbuilding, enclosed rear garden and gas central heating. Located in the popular area of Stratton with easy access to local amenities, schools, doctors surgery and transport links such as the A419 & A420.

Tenant Information

Length of Tenancy: Long term let with initial tenancy agreement of 6 months

Council: Swindon Borough Council

Tax Band: C

Sizes

Please note, all measurements of room sizes given are not guaranteed and figures are for guidance only.

Viewings

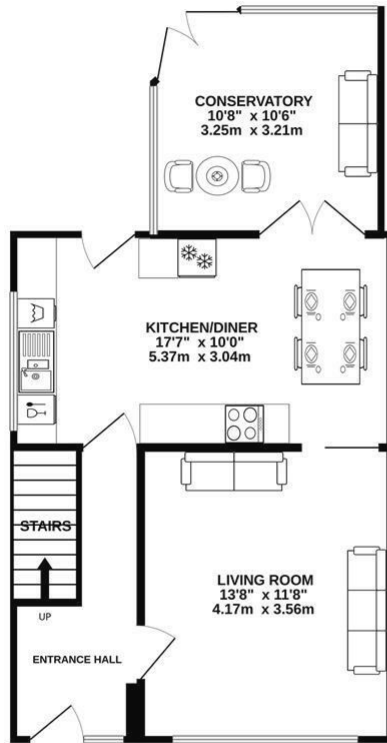
Strictly via our Swindon office telephone (01793) 641641.



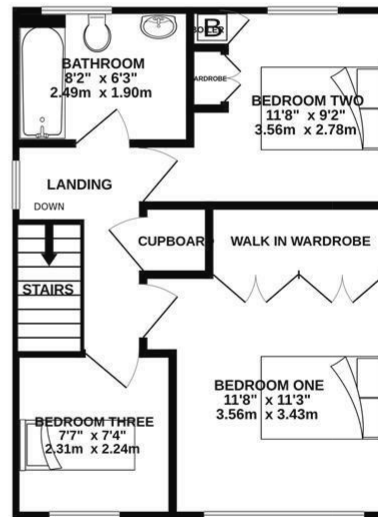
PRIMARY HOMES & LETTINGS

Tel: 01793 641 641

GROUND FLOOR
520 sq.ft. (48.3 sq.m.) approx.



1ST FLOOR
415 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA - 935 sq.ft. (86.8 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 plus) A		
(81-91) B		86
(65-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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