



**75 Birch Street, Town
Centre, Swindon, SN1 5EZ**

- IDEAL FIRST TIME BUY OR BUY TO LET INVESTMENT
- Mid Terrace House
- NO ONWARD CHAIN
- Three Bedrooms
- NEWLY RENOVATED
- Two Reception Rooms
- GARAGE
- Downstairs Bathroom & Upstairs Shower Room
- Kitchen & Utility Area
- Good Location

Chain Free £260,000



*** IDEAL FIRST TIME BUY OR BUY TO LET INVESTMENT *** We are delighted to offer this NEWLY RENOVATED three bedroom mid terrace house being sold with NO ONWARD CHAIN. The accommodation briefly comprises of living room, dining room, kitchen, utility area, bathroom, three bedrooms and shower room. The property also benefits from a GARAGE, gas central heating and uPVC double glazing. Located in Birch St within walking distance to the town centre, train station and Designer Outlet Village. Viewing is highly recommended.

Entrance Hallway

Stairs to first floor. Radiator.

Living Room

uPVC bay window to front elevation. Radiator.

Dining Room

uPVC window to rear elevation. Radiator.

Kitchen

uPVC window to side elevation. Matching wall and base units with rolled edge worktops over. Stainless steel sink and drainer. Built in double oven. Gas hob with extractor hood over. Understairs cupboard. LVT flooring. Inset ceiling lights. Radiator.

Utility Area

uPVC door and window to side elevation. Space and plumbing for washing machine. Tiled flooring. Radiator.

Bathroom

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

Landing

Boiler cupboard. Loft access.

Bedroom One

Two uPVC windows to front elevation. Feature fireplace. Radiator.

Bedroom Two

uPVC window to rear elevation. Radiator.

Bedroom Three

Two uPVC windows to rear elevation. Radiator.

Shower Room

Obscured uPVC window to side elevation. White suite comprising of built in shower, corner wash hand basin and low level W.C. Part tiled walls. LVT flooring. Inset ceiling lights. Radiator.

Front

Enclosed by brick wall.

Rear

Enclosed by timber fencing. Pedestrian access to garage. Gated access to rear. Outside sockets.

Garage

Up and over garage door. Door to side.

Council Tax

Band - B.

EPC

Rating - D

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

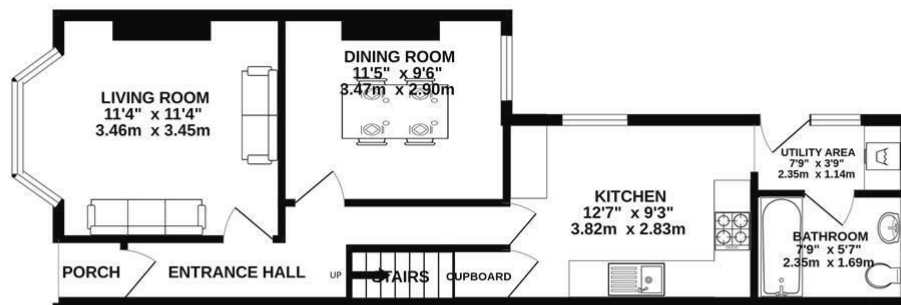
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



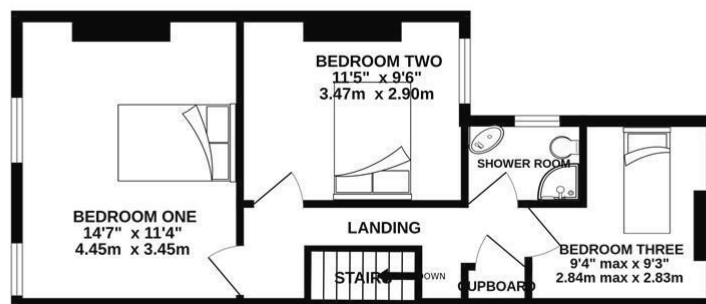
PRIMARY HOMES & LETTINGS

Tel: 01793 641 641

GROUND FLOOR
521 sq.ft. (48.4 sq.m.) approx.



1ST FLOOR
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA: 956 sq.ft. (88.9 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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