



**BERENGER CLOSE**  
Old Town, Swindon

  
**PRIMARY**  
HOMES & LETTINGS



## Berenger Close Old Town

- IDEAL BUY TO LET INVESTMENT OR FIRST TIME BUY
- Mid Terrace House
- Two Bedrooms
- NO ONWARD CHAIN
- Driveway Parking
- Immaculate Condition
- Excellent Location
- Enclosed Rear Garden
- Currently Let For £13,800 Per Annum
- EPC Rating - C

**Price £250,000**



**\*\*\* IDEAL BUY TO LET INVESTMENT OR FIRST TIME BUY \*\*\*** We are delighted to offer this well presented two bedroom mid terrace house being sold with NO ONWARD CHAIN. Located in the heart of Old Town, a choice of wine bars, restaurants, specialist shops, supermarket, Lawn Woods and Town Gardens are all a short walk away. The accommodation comprises of lounge/diner, kitchen, two bedrooms and bathroom. Property also benefits from driveway parking, enclosed rear garden, gas central heating and uPVC double glazing.

#### **Entrance Hallway**

Composite front door. Stairs to first floor. Laminate flooring.

#### **Lounge/Diner**

uPVC window to front elevation. Understairs cupboard. Radiator.

#### **Kitchen**

uPVC window and door to rear garden. White gloss wall and base units with rolled edge worktops over. Stainless steel sink and drainer with half bowl. Built in single oven. Ceramic hob with extractor hood over. Space and plumbing for washing machine. Space for fridge/freezer. Part tiled walls. Laminate flooring. Inset ceiling lights. Radiator.

#### **Landing**

Loft access.

#### **Bedroom One**

uPVC window to front elevation. Radiator.

#### **Bedroom Two**

uPVC window to rear elevation. Radiator.

#### **Bathroom**

Obscured uPVC window to rear elevation. White suite comprising of panelled bath with electric shower over, wash hand basin with cupboard under and low level W.C. Extractor fan. Part tiled walls. Laminate flooring. Inset ceiling lights. Heated towel rail.

#### **Front**

Driveway parking for one vehicle. Storm porch. Outside light.

#### **Rear Garden**

Enclosed by timber fencing. Paved patio with path leading to gated rear access. Laid to lawn with shrub borders.

#### **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**

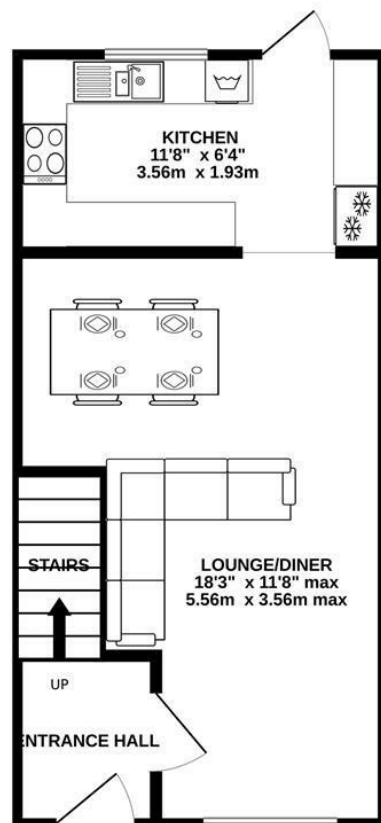
If you would like independent mortgage advice please call Dan Spurr at Primary on (01793) 616617. Home visits available.

#### **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.



GROUND FLOOR  
286 sq.ft. (26.6 sq.m.) approx.



1ST FLOOR  
286 sq.ft. (26.6 sq.m.) approx.



TOTAL FLOOR AREA : 573 sq.ft. (53.2 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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