



Shaftesbury Avenue, Swindon SN3 2BD

welcome to

Shaftesbury Avenue, Swindon

Allen & Harris are delighted to offer to the market this three bedroom, end of terrace home.

The property further benefits from driveway parking, an enclosed rear garden and is being offered with no onward chain.





Ground Floor



First Floor

**Ground Floor
Accommodation**

Entrance Porch

Entrance Hall

Sitting Room
19' 6" x 11' 8" (5.94m x 3.56m)

Kitchen/diner
12' 9" x 12' 7" (3.89m x 3.84m)

First Floor Accommodation

Bedroom One
8' 4" x 15' 4" (2.54m x 4.67m)

Bedroom Two
11' 3" x 11' 8" (3.43m x 3.56m)

Bedroom Three
9' 9" x 7' 5" (2.97m x 2.26m)

Shower Room

External

Driveway Parking

Front Garden

Rear Garden

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Shaftesbury Avenue, Swindon

- Three Bedroom End-Terraced Home
- No Onward Chain
- Driveway Parking
- Generous Front and Rear Gardens
- Improvement Opportunity

Tenure: Freehold EPC Rating: D

£225,000



view this property online allenandharris.co.uk/Property/SWE107308

Please note the marker reflects the postcode not the actual property



Property Ref:
SWE107308 - 0004

1. MONEY LAUNDERING REGULATIONS 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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


allen & harris



01793 828900



ErminStreet@allenandharris.co.uk



94 Ermin Street, Swindon, Wiltshire, SN3 4NQ



allenandharris.co.uk