



Ermin Street, Swindon SN3 4NE

welcome to

Ermin Street, Swindon

Allen & Harris are delighted to offer to the market this charming three bedroom detached character cottage.

The property further benefits from driveway parking, a generously sized classic courtyard garden and original features throughout.





Ground Floor



First Floor

**Ground Floor
Accommodation**

Living Room
18' 8" x 12' 6" (5.69m x 3.81m)

Dining Room
12' 4" x 10' 6" (3.76m x 3.20m)

Kitchen/Breakfast Room
14' 7" x 9' 6" (4.45m x 2.90m)

First Floor Accommodation

Landing

Bedroom One
12' 4" x 10' 6" (3.76m x 3.20m)

Bedroom Two
10' 9" x 8' 11" (3.28m x 2.72m)

Bedroom Three
5' 10" x 8' 2" (1.78m x 2.49m)

Bathroom

External

Driveway Parking

Rear Garden

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Ermin Street, Swindon

- Gorgeous Three Bedroom Detached Character Cottage
- Driveway Parking
- Original Character Features Throughout
- Two Reception Rooms
- Generously Sized Classic Courtyard Garden

Tenure: Freehold EPC Rating: Awaiting

£375,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/SWE107478



Property Ref:
SWE107478 - 0005

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.

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