

West End Road, Swindon SN3 4PG



welcome to

West End Road, Swindon

Allen & Harris are delighted to offer to the market this immaculate two bedroom mid-terraced home in Stratton.

The property further benefits from a beautiful open plan living accommodation and an enclosed private 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

Ground Floor

Entrance Hall

Living Room/Dining Room 23' 3" x 11' 4" (7.09m x 3.45m)

Kitchen 9' x 8' 4" (2.74m x 2.54m)

Bathroom

First Floor

Bedroom One 14' 1" x 10' 6" (4.29m x 3.20m)

Bedroom Two 12' 7" x 8' 11" (3.84m x 2.72m)

External

Rear Garden

Brick Shed

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West End Road, Swindon

- Immaculate Two Bedroom Mid-Terraced Home
- Open Plan Living Accommodation
- Enclosed Private Rear Garden
- Decorated with Style and Character Throughout
- Two Double Bedrooms

Tenure: Freehold EPC Rating: D

£230,000





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

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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 Ref: SWE107672 - 0003 SWE107672 - 0003 SWE107672 - 0003 advised to recheck measurements before committing 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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Please note the marker reflects the postcode not the actual property