



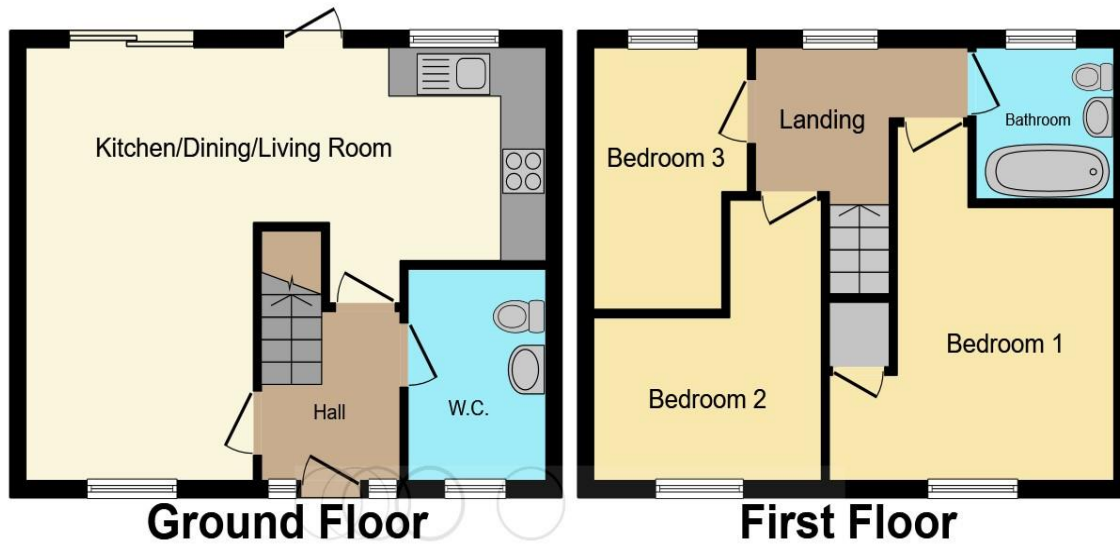
Marston Avenue, Swindon SN2 5EN

welcome to

Marston Avenue, Swindon

Allen & Harris are delighted to offer this three bedroom, mid-terrace home in Penhill, which would be ideally suited to first-time buyers, home movers and investors.





Ground Floor

Lounge

17' 2" x 10' 2" (5.23m x 3.10m)

Kitchen

12' 5" x 8' 6" (3.78m x 2.59m)

Utility Room

8' 8" x 6' (2.64m x 1.83m)

First Floor

Bedroom One

14' 2" x 12' 7" (4.32m x 3.84m)

Bedroom Two

11' 4" Max x 10' 1" Max (3.45m Max x 3.07m Max)

Bedroom Three

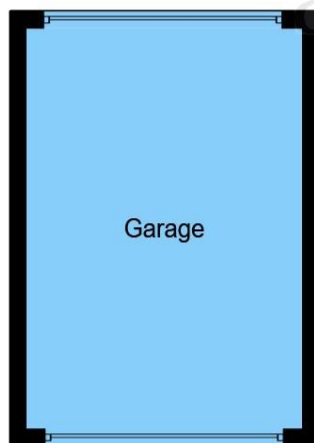
10' 7" x 6' 11" Max (3.23m x 2.11m Max)

External

Front Garden

Rear Garden

Garage



Garage

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.

welcome to

Marston Avenue, Swindon

- Three Bedroom Mid-Terraced Home
- No Onward Chain
- Ground Floor W.C.
- Low Maintenance Front and Rear Gardens
- Double Garage

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£250,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/SWE108254



Property Ref:
SWE108254 - 0002

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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