



Eastcott Road, Swindon SN1 3LT

welcome to

Eastcott Road, Swindon

A charming two-bedroom mid-terraced home situated on Eastcott Road, Swindon. Features include a sitting room, open-plan kitchen/diner, lean to, and ground floor bathroom. Ideally located close to Swindon town centre and train station - perfect for first-time buyers or investors.



Allen & Harris are proud to present this delightful two-bedroom mid-terraced home, ideally located on the sought-after Eastcott Road in Swindon.

This well-presented property offers a versatile layout across two floors. The ground floor welcomes you with a spacious sitting room leading through to an open-plan kitchen/diner - ideal for modern living and entertaining. To the rear, a bright lean to provides additional living space or storage. The ground floor also benefits from a modern bathroom.

Upstairs, you'll find two double bedrooms, both filled with natural light and offering ample space for furnishings and storage.

Externally, the property enjoys a private rear garden, ideal for outdoor relaxation or summer dining. With gas central heating and double glazing throughout, this home is both comfortable and efficient.

Situated in the heart of Swindon, the property is just a short distance from Swindon town centre, mainline train station, and excellent local amenities - making it a superb choice for first-time buyers, investors, or those looking to downsize.

Early viewing is highly recommended - contact Allen & Harris today to arrange your appointment.

Entrance

Lounge

12' 2" x 9' 11" (3.71m x 3.02m)

Kitchen / Dining Room

12' 2" x 10' 6" (3.71m x 3.20m)

Inner Hall

Lean To

7' 9" x 7' 1" (2.36m x 2.16m)

Bathroom

First Floor Landing

Bedroom One

12' 2" x 10' 7" (3.71m x 3.23m)

Bedroom Two

12' 2" x 10' 1" (3.71m x 3.07m)

Rear Garden

Agent Note:



view this property online allenandharris.co.uk/Property/STC114854



welcome to

Eastcott Road, Swindon

- MID- TERRACED
- CLOSE TO LOCAL AMENITIES
- TOWN CENTRE
- 2 BEDROOMS
- REAR GARDEN

Tenure: Freehold EPC Rating: D
Council Tax Band: B

Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.

£220,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/STC114854



Property Ref:
STC114854 - 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.


allen & harris



01793 615105



SwindonCentre@allenandharris.co.uk



1/2 College Court, Swindon, Wiltshire, SN1 1PZ



allenandharris.co.uk