



Theobald Street, Swindon SN1 5DU

welcome to

Theobald Street, Swindon

Allen & Harris would like to offer this THREE -bedroom home offering a spacious living room, modern kitchen, ground floor bathroom, and an additional shower room upstairs. Ideal for families or professionals, this property combines comfort and practicality in a sought-after Town Centre location.





Entrance Hallway

Living Area

12' 4" x 8' 7" (3.76m x 2.62m)

Kitchen

22' x 9' (6.71m x 2.74m)

Bathroom

First Floor Landing

Bedroom One

10' 9" x 8' 8" (3.28m x 2.64m)

Bedroom Two

10' 5" x 8' 6" (3.17m x 2.59m)

Bedroom Three

12' 8" x 8' 7" (3.86m x 2.62m)

Shower Room

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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Theobald Street, Swindon

- THREE BEDROOMS
- SPACIOUS LIVING AREA
- TOWN CENTRE
- CLOSE TO LOCAL AMENITIES
- GREAT TRANSPORT LINKS

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£260,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/STC115063



Property Ref:
STC115063 - 0003

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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


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