



25 Pembroke Street, Old Town, Swindon, SN1 3LY  
£240,000

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**\*\* TWO DOUBLE BEDROOMS \*\* IMMACULATELY PRESENTED \*\* OLD TOWN LOCATION \*\* GREAT FIRST TIME BUY \*\***

Swindon Homes are pleased to offer to the market this lovely two bedroom terraced house in the desirable area of Old Town, Swindon.

The property is very well presented with tasteful decoration and throughout. Stepping into the house downstairs you will find the living room, dining room, kitchen and bathroom. To the upstairs is two good sized double bedrooms, both with storage areas.

Further benefits to this property include gas central heating- with a Worcester combi boiler under 2 years old, double glazing throughout and a low-maintenance enclosed rear garden.

The property has easy access to all of the local schools, shops and amenities that Old Town has to offer. There is residents parking available in the area

#### **Living Room**

13'2" x 9'11" (4.02 x 3.04)

uPVC glazed front door, uPVC double glaze windows to front aspect, radiator

#### **Dining Room**

13'2" x 11'1" (4.02 x 3.39)

uPVC double doors to rear garden, radiator, under stairs storage area





### **Kitchen**

7'6" x 12'5" (2.3 x 3.8)

A selection of units at base level with matching wooden worktops, stainless steel wash basin with mixer tap, Kenwood double electric oven with five burner gas hob and extractor fan over, space and plumbing for washing machine, space and plumbing for slimline dishwasher, space for fridge/ freezer, airing cupboard with Worcester Combi boiler (less than 2 years old), window to side aspect.

### **Bathroom**

7'6" x 5'2" (2.3 x 1.6)

uPVC privacy glazed window to rear aspect, bath with shower attachment, low level WC, extractor fan, shower cubicle with mains shower, circle wash basin with mixer tap

### **Landing**

Stairs from ground floor, doors to both bedrooms, access to insulated loft

### **Bedroom One**

10'11" (to wardrobe) x 11'1" (3.34 (to wardrobe) x 3.38)

uPVC double glazed window to rear aspect, two built-in double wardrobes with sliding doors, radiator

### **Bedroom Two**

13'1" x 10'0" (4 x 3.06)

Two X uPVC double glazed windows to front aspect, over stairs storage cupboard, radiator

### **Rear Garden**

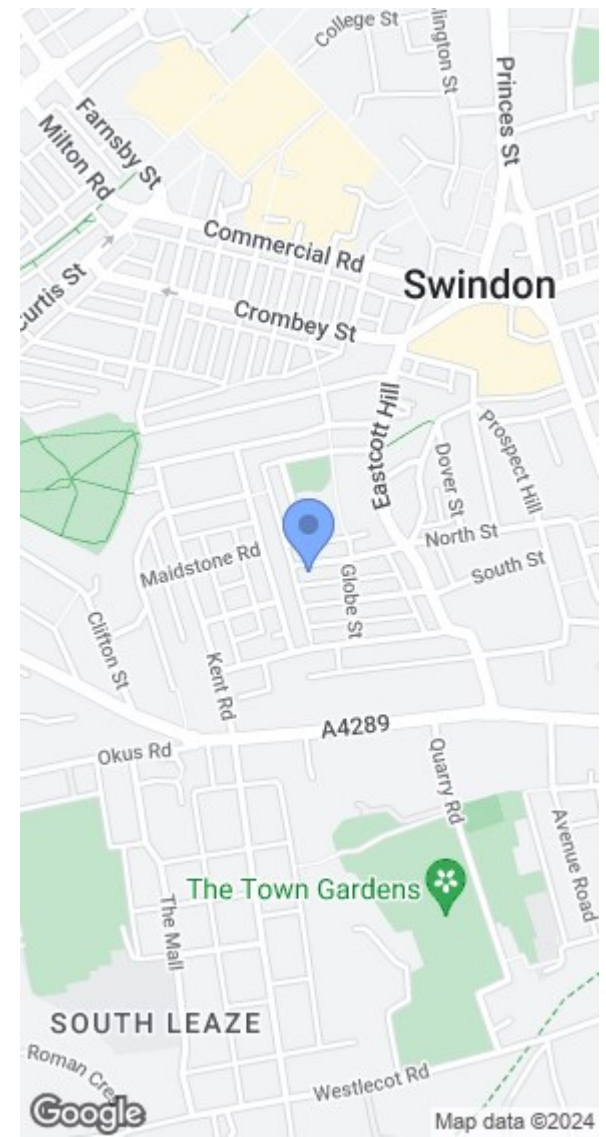
Enclosed, low maintenance rear garden with paved patio area, wooden storage shed and access to rear alleyway







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating					
	Current	Potential		Current	Potential		
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			88	(82 plus) <b>A</b>			
(81-91) <b>B</b>				(81-91) <b>B</b>			
(69-80) <b>C</b>			73	(69-80) <b>C</b>			
(55-68) <b>D</b>				(55-68) <b>D</b>			
(39-54) <b>E</b>				(39-54) <b>E</b>			
(21-38) <b>F</b>				(21-38) <b>F</b>			
(1-20) <b>G</b>				(1-20) <b>G</b>			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	