



51 Pembroke Street, Old Town, Swindon, SN1 3LY
£280,000

SWINDON
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Welcome to Pembroke Street, located in Old Town, Swindon! This unique townhouse offers a fantastic opportunity for those seeking a versatile living space.

What sets this property apart is its clever design - upstairs you will find a cosy two-bedroom house, while downstairs boasts a self-contained one-bedroom apartment. This layout provides flexibility for various living arrangements, whether you wish to generate rental income or accommodate family members.

With open plan living, the main house comprises a living room and kitchen/ diner, with a balcony terrace, perfect for entertaining guests or simply relaxing. With two bedrooms and a shower room on the top floor, there is ample space for a growing family or for those who enjoy having a home office or guest room.

The apartment on the ground floor consists of an open plan design with a lounge/ diner and a fully fitted kitchen, as well as a bedroom and shower room.

The property also features a double driveway, ensuring convenient parking for you and your visitors. And let's not forget the amazing views that this home offers from the first floor balcony over looking Swindon.

Don't miss out on the opportunity to own this unique property in the heart of Old Town. Book a viewing today and envision the endless possibilities that this townhouse has to offer!

Main Property

Entrance and Stairs

UPVC double glazed entrance door, radiator, stairs to 1st floor





Living Room

11'9" (to stairs) x 10'1" (3.6 (to stairs) x 3.09)

UPVC double doors to balcony, window to rear, radiator, stairs from ground floor

Kitchen/ Diner

14'10" x 9'10" into 6'7" (4.54 x 3 into 2.02)

Two windows to front, radiator, space for fridge freezer, space and plumbing for washing machine, single stainless steel wash basin, integrated electric fan oven and ceramic hob, a selection of eye and base level units, space for dining table

Stairs and Landing

Stairs from first floor doors to both bedrooms and shower room access to loft window to rear

Front Bedroom

8'2" x 9'2" (2.5 x 2.8)

Window to front, radiator

Back Bedroom

8'2" into 5'10" x 8'8" into 11'0" (2.5 into 1.79 x 2.65 into 3.36)

Window to rear, radiator

Shower Room

6'3" x 4'10" to shower (1.93 x 1.49 to shower)

Window to front, radiator, Low level WC, pedestal wash basin, shower cubicle, extractor fan

Lower Floor Flat



Living Area

14'9" x 10'2" (4.5 x 3.1)

uPVC double glazed entrance door, window to front aspect, radiator, door to bedroom

Kitchen

8'6" x 9'10" (2.6 x 3)

uPVC window to front aspect, a selection of eye and base level units, integrated electric fan oven with gas hob and extractor over, space and plumbing for washing machine, space for fridge freezer, breakfast bar, door to shower room

Bedroom

8'2" x 8'10" (2.5 x 2.7)

Window to side aspect, radiator

Shower Room

2'3" into 3'5" x 10'11" to shower (0.7 into 1.05 x 3.33 to shower)

Window to front aspect, low-level WC, pedestal wash basin, shower cubicle

Rear driveway and Storage

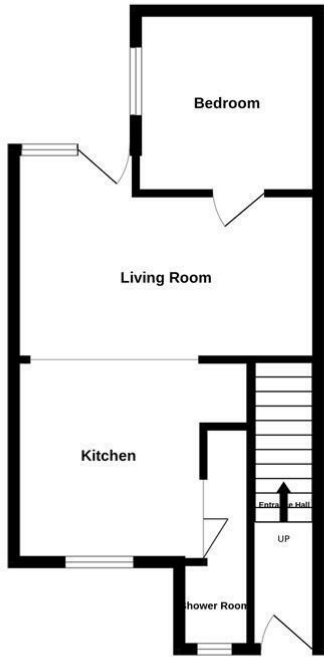
Double driveway, storage area with combi boiler



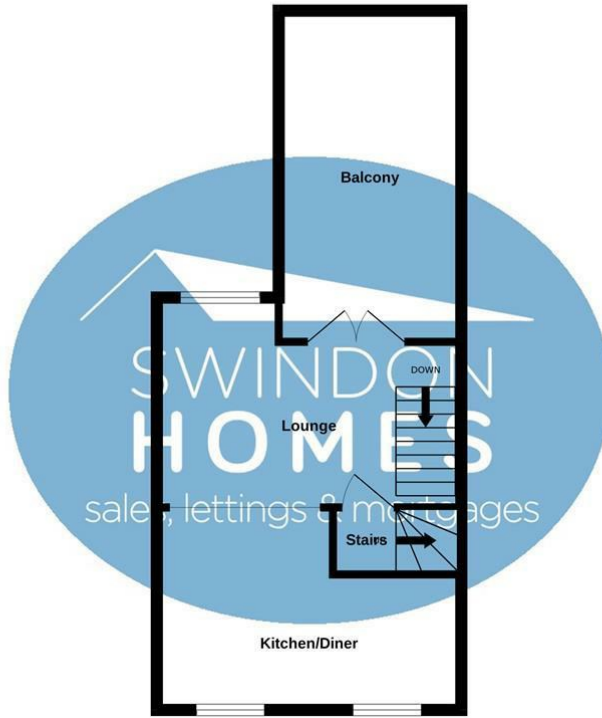




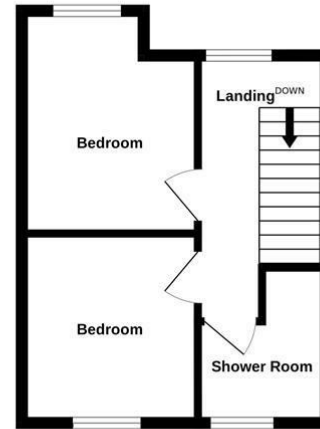
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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 ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(81-91) A		
(81-91) B			(69-80) B		
(69-80) C			(55-68) C		
(55-68) D			(39-54) D		
(39-54) E			(21-38) E		
(21-38) F			(1-20) F		
(1-20) G			Not environmentally friendly - higher CO ₂ emissions		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	72 79	England & Wales	EU Directive 2002/91/EC	