



6 Dryden Street, Swindon, SN1 5LA  
Offers Over £200,000

SWINDON  
HOMES   
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**\*\* NO ONWARD CHAIN \*\* TWO BEDROOMS \*\*  
PARKING \*\***

This two bedroom home on Dryden Street, Swindon, is brought to the market with no onward chain.

Situated near Swindon town centre, the property comprises to the downstairs: entrance hall, living room, dining room, modern kitchen and downstairs bathroom. To the upstairs is two good sized double bedrooms.

The property also benefits from an enclosed rear garden with off-road parking for one car.

This property has been fully refurbished within the last 18 months and has been consistently rented out for a number of years, achieving a competitive rent for the area (currently £1050 PCM).

The property is conveniently located close to town centre, with bus routes running nearby offering easy access to local shops and amenities.

This home is a fantastic first time buy or investment opportunity so don't miss out, contact us today!

#### **Entrance Hall**

**12' x 3'5" (3.66m x 1.04m)**

Half glazed uPVC entrance door, new radiator, door to lounge and dining room, new carpet, stairs to first floor.

#### **Lounge**

**10'2 x 9'5" (3.10m x 2.87m)**

uPVC window to front aspect, radiator, new carpet and curtains.





### Dining Room

10'2" x 13'09" (3.10m x 4.19m)

uPVC window to rear aspect, radiator, understairs cupboard housing fuse box, two cupboards to side of boarded fire place., new carpets. and curtains.

### Kitchen

7'1 x 7'5" (2.16m x 2.26m)

uPVC window and uPVC half glazed door to side aspect. A new modern fitted kitchen with a selection of units to both eye and base level, plus a selection of drawers, matching work tops, new integrated electric hob with oven under and extractor over, new stainless steel sink unit with mixer tap over, new integrated fridge / freezer, space and plumbing for washing machine, radiator, wall mounted cupboard housing a new combi boiler.

### Bathroom

6'2" x 4'5" (1.88m x 1.35m)

uPVC opaque window to rear aspect. A fitted white bathroom suite comprising panelled bath with shower over, vanity unit with wash basin and mixer tap over .

### Separate WC

6'2"x 2'7" (1.88mx 0.79m)

uPVC opaque window to rear aspect, low level WC, radiator. door is from bathroom.

### Stairs to First Floor

From entrance hall stairs to first floor, doors to both bedrooms, loft hatch to newly insulated loft.



### Bedroom One

10'2" x 13'8" (3.10m x 4.17m)

Half glazed door to bedroom, two uPVC windows to front aspect, radiator, over stairs storage cupboard, feature fire place, new carpet.

### Bedroom Two

10'2 x 13'08" (3.10m x 4.17m)

Half glazed door to bedroom, uPVC window to rear aspect, radiator, new carpet.



### Rear Garden and Parking

A courtyard garden enclosed by wooden fencing with a wooden gate to steps to hard standing for car parking area with gated access.





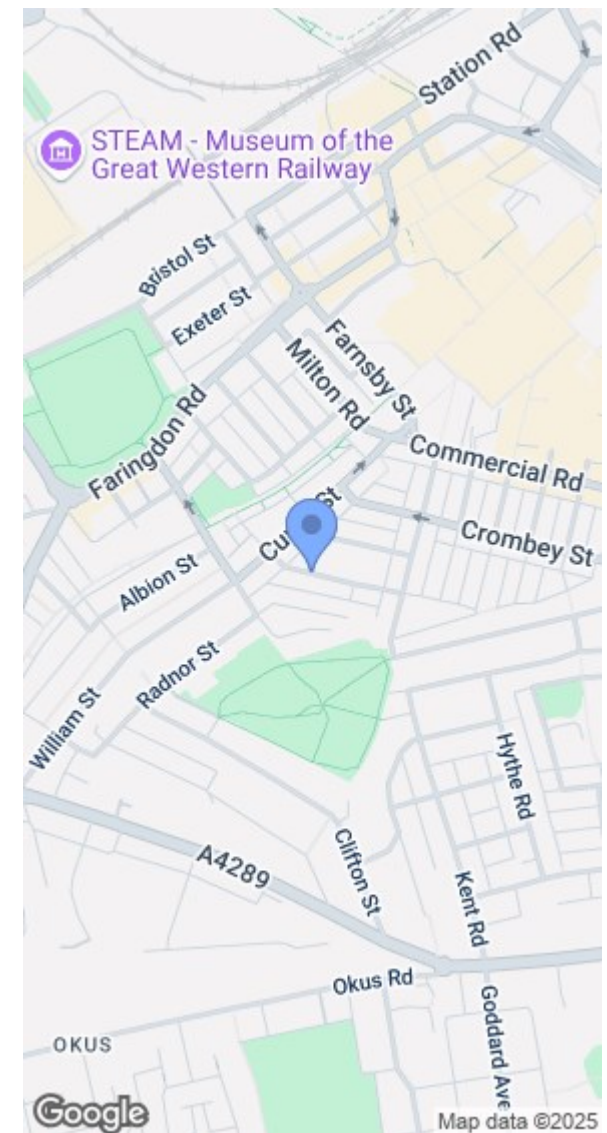






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(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