



189 Ermin Street, Swindon, SN3 4NA

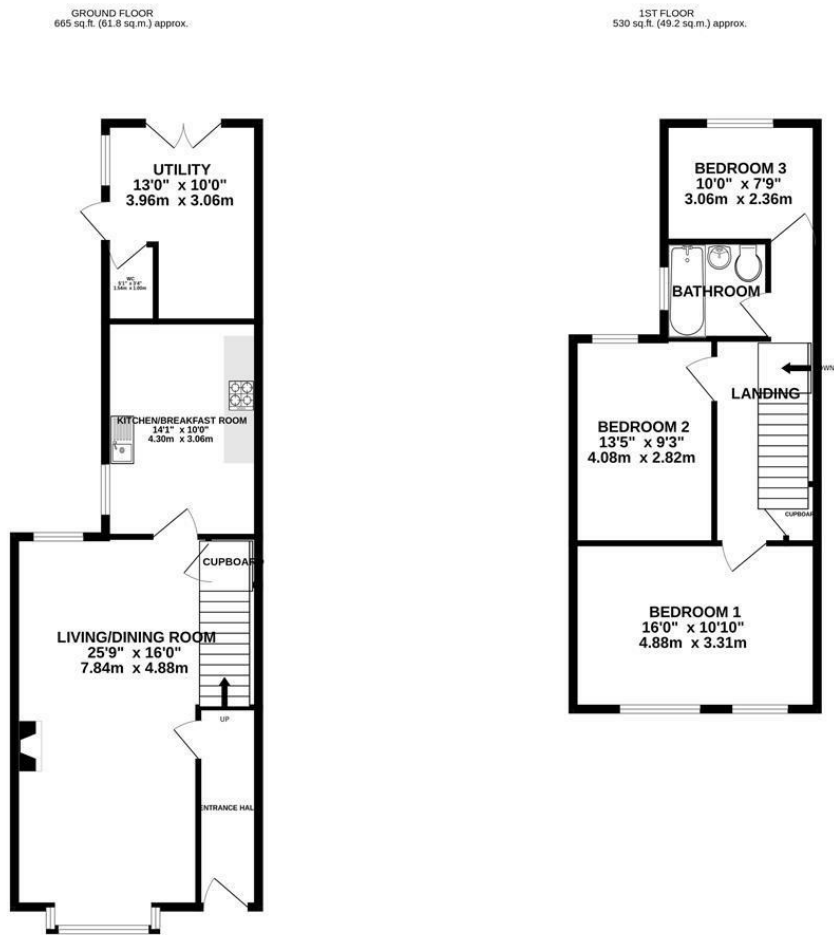
Guide price £325,000

Resides Swindon are delighted to be marketing this sizable, light and airy three bedroom semi detached property with a stunning large rear garden. The accommodation comprises, entrance hall, large lounge/dining room with wood burner, good size kitchen, large utility room, downstairs WC. To the first floor houses three bedrooms with built in wardrobes to the master and bedroom two and the family bathroom. To the rear is a patio area and mainly laid to lawn with an outbuilding with power and light and a shed. To the front is driveway parking for three cars. **EARLY VIEWINGS RECOMMENDED TO AVOID DISAPPOINTMENT.**

DISCLAIMER

Floor plans-These are intended as a guide only.
Dimensions are approximate. Not to scale. We have
taken every care with the preparation of these details.

Floor Plan

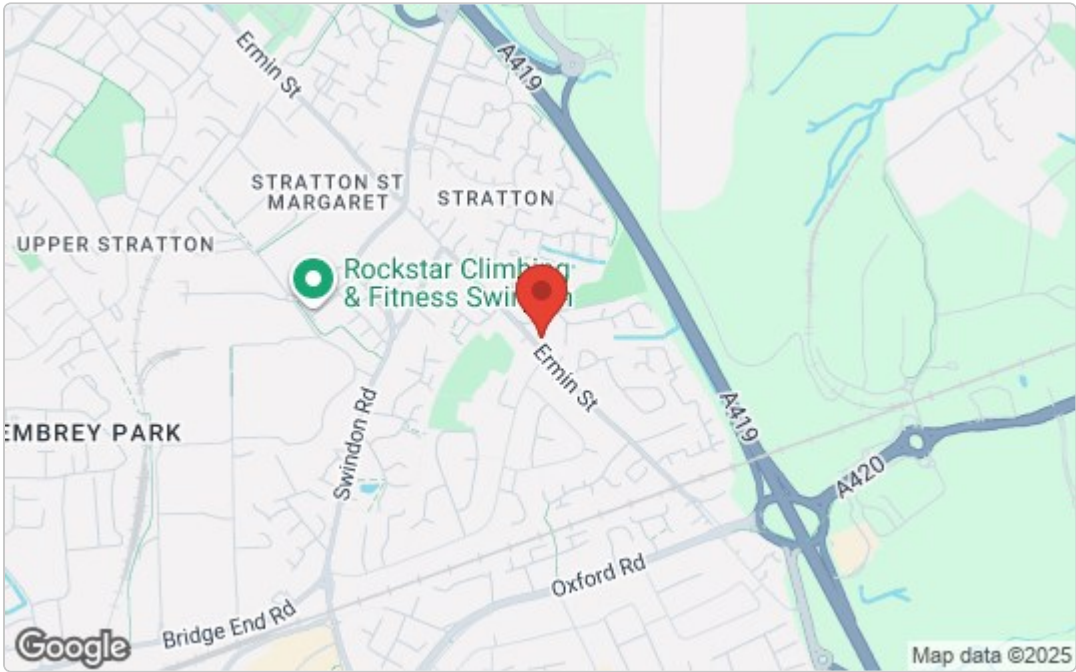


TOTAL FLOOR AREA : 1195 sq.ft. (111.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

