



116 Ermin Street, Swindon, SN3 4NQ

Guide price £265,000

NO ONWARD CHAIN! Resides Swindon are delighted to offer to the market this beautiful and unique 17th Century two/three bedroom mid-terraced cottage in Stratton.

Step back in time with this beautifully preserved three-bedroom home built in the 17th century! Nestled within a picturesque row of cottages on the Roman road of Stratton St. Margaret, this quirky and historic property exudes character and charm, offering a perfect blend of vintage elegance and modern conveniences. The downstairs features a spacious lounge boasting exposed wooden beams, a large inglenook fireplace with a coal gas fire, and beautiful stone walls. The kitchen/dining room provides ample space for furniture and features a coal gas fire in an inglenook fireplace. There is also a utility room which adds convenience to everyday living. An original feature window can be found on the staircase. To the first floor, there are two well-sized bedroom and a large master bedroom, also a bathroom with a shower and bath. Across the top floor is a second bedroom and a further reception room. Externally, the property benefits from a generously sized garden with a courtyard and grass area. Permit parking is available in the Methodist church for £240 annually or £20 monthly payments. **EARLY VIEWINGS RECOMMENDED TO AVOID DISAPPOINTMENT.**

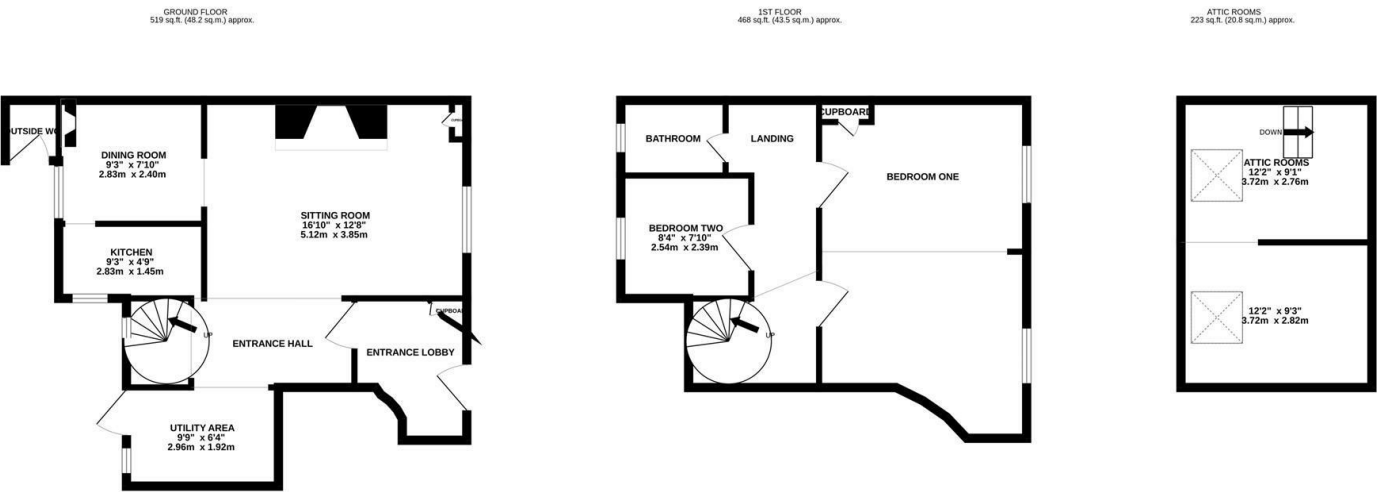
Disclaimer

The loft with velux windows and two rooms were installed approximately in 1971 there is no documentation or up to date building regulations etc.

Disclaimer

Bedroom One was originally two bedrooms, to make this a three bedroom then a stud wall would be needed to go back.

Floor Plan

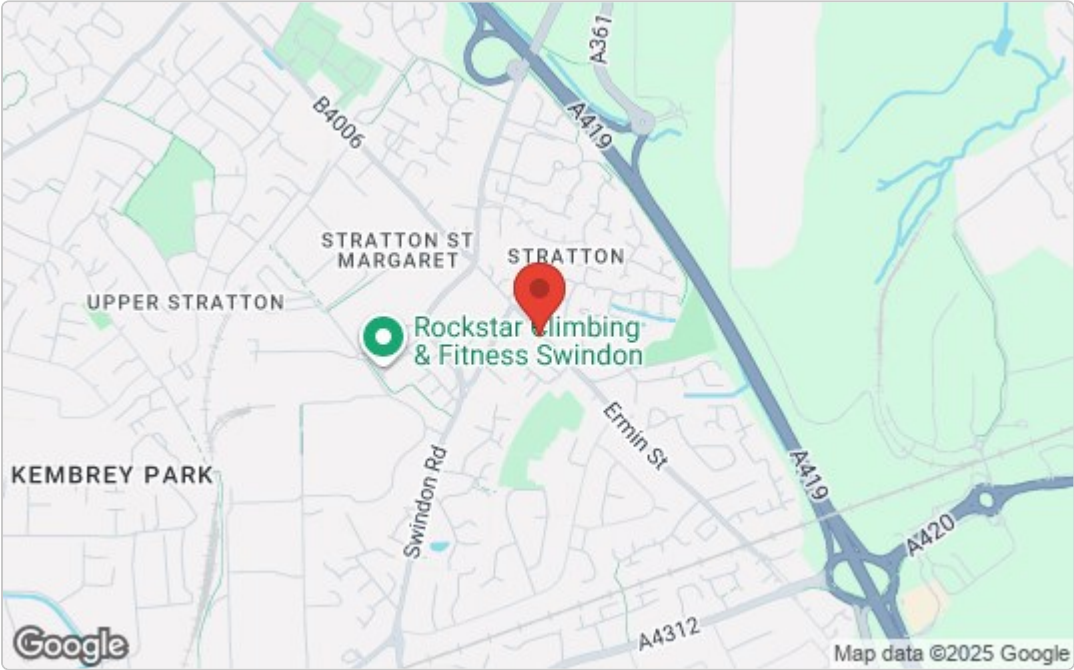


TOTAL FLOOR AREA : 1211 sq.ft. (112.5 sq.m.) approx.

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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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

