

for sale

guide price **£400,000**



Hyde Road Swindon SN2 7SB

**NO ONWARD CHAIN!** Set within the sought-after area of STRATTON ST MARGARET is this **THRE BEDROOM** character property offers an exceptional opportunity for developers, investors, or visionary homeowners. **THREE RRECEPTIONROOMS** with three further rooms on the first floor. **FIVE CAR PORTS!**





# Hyde Road Swindon SN2 7SB

## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and

terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Ground Floor Accommodation

### Inner Hall

Opening to the dining room. Doors to the lounge and reception room. Radiator.

### Lounge

13' 1" x 12' 4" ( 3.99m x 3.76m )

Two double glazed window to the front aspect. Double glazed door to the front aspect. Door to the inner hall. Radiator.



## Dining Room

10' 6" x 10' 3" ( 3.20m x 3.12m )

Double glazed window to the side aspect. Gas fire. Two built-in storage cupboard. Radiator.

## Kitchen

13' 2" x 6' 11" MAX narrowing to 4' 1" ( 4.01m x 2.11m MAX narrowing to 1.24m )

Double glazed window to the side aspect. Double glazed door to the side aspect. Door to the stairs rising to the first floor accommodation. Access to the wet room. Fully fitted kitchen with a range of base and wall mounted units comprising of cupboards and drawers. Sink with drainer and mixer tap. Space for cooker. Space and plumbing for washing machine. Partially tiled to water sensitive areas.

## Study

10' 3" x 9' 9" ( 3.12m x 2.97m )

Double glazed window to the side aspect. Gas fire. Radiator.

## Wet Room

Obscure double glazed window to the side aspect. Three piece suite comprising of Low Level WC, wash hand basin with vanity and shower room. Heated towel rail.

## First Floor Accommodation

### First Floor Landing

Double glazed window to the side aspect. Doors leading to access bake house rooms. Stairs further to three bedrooms and bathroom.

### Bedroom One

15' 1" x 13' 1" ( 4.60m x 3.99m )

Double glazed window to the front and side aspect. Fire place. Radiator.

### Bedroom Two

13' 1" x 10' 5" MAX narrowing to 9' 3" ( 3.99m x 3.17m MAX narrowing to 2.82m )

Double glazed window to the side aspect. Fire place. Radiator.

### Bedroom Three

10' 1" x 9' ( 3.07m x 2.74m )

Double glazed window to the side aspect. Fire place. Radiator.

## Bathroom

Obscure window to the side aspect. Three piece suite comprising of Low Level WC, panelled bath and wash hand basin. Radiator.

### Room One

19' 9" x 11' 11" ( 6.02m x 3.63m )

Window to the side aspect. Leading to room two.

### Room Two

13' 4" x 12' 7" ( 4.06m x 3.84m )

L-Shaped Room leads to room three

### Room Three

15' 5" x 13' 6" ( 4.70m x 4.11m )

### Bake House Area

### Room Four

8' 9" x 8' 3" ( 2.67m x 2.51m )

Double glazed door to the side aspect. Opening to the old bakery/oven area.

### Room Five

13' 7" x 13' 6" ( 4.14m x 4.11m )

Double glazed windows to the side aspects.

## External Features

### Garden

Fenced/walled boundaries. Laid to lawn. Walled areas to the green area. Trees.

## Parking

Driveway parking for multiple vehicles

## Carport

Five car ports

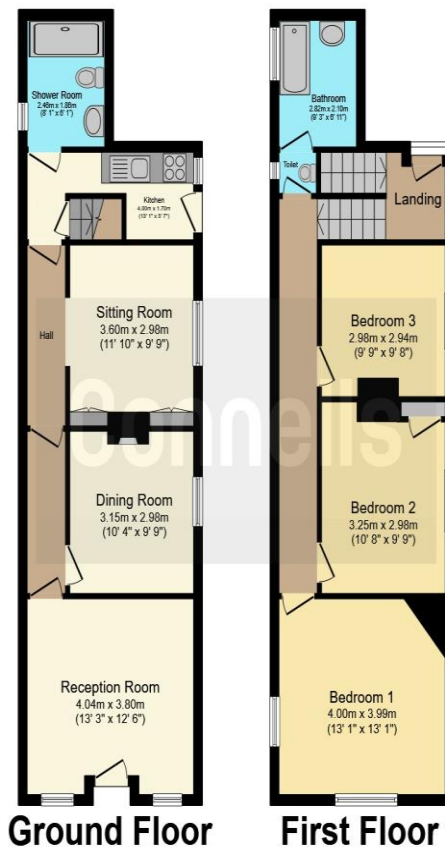
## Outbuilding

12' 5" x 11' 10" ( 3.78m x 3.61m )

Double glazed door to the side aspect. Window to the side aspect.







Total floor area 108.5 m<sup>2</sup> (1,168 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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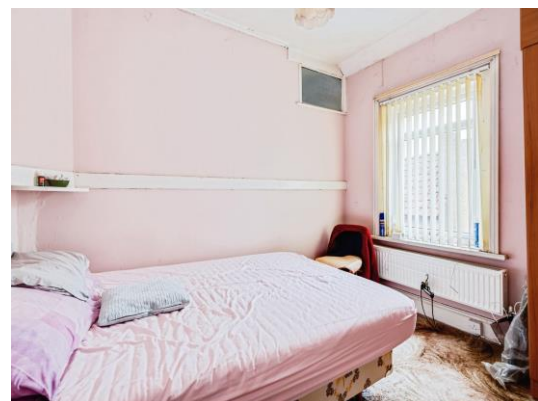
Unit B11 North Swindon District Centre Thamesdown Drive  
 SWINDON SN25 4AN

Property Ref: SDN313449 - 0003

Tenure:Freehold EPC Rating: D

Council Tax Band: C

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