



# THE PROPERTY SHOP

## ESTATE AGENTS



**34 Osborne Street, Swindon, SN2 1DA.**

The Property Shop Swindon are pleased to offer for sale this bay fronted middle terrace property situated in the popular Ferndale area of Swindon. The property offers spacious accommodation to include 3 bedrooms, lounge, dining room, kitchen and first floor shower room. Outside there is an enclosed garden, outside WC and detached garage. Although the property benefits from gas radiator central heating with a nearly new boiler and uPVC double glazing, it does require cosmetic updating hence the competitive asking price. Sold with no onward chain, viewing is highly recommended.

**Offers in excess of**

# £160,000

**SALES, LETTINGS & PROPERTY MANAGEMENT**

Telephone: 01793 487777 Email: [info@thepropertyshopswindon.com](mailto:info@thepropertyshopswindon.com)

Website: [www.thepropertyshopswindon.com](http://www.thepropertyshopswindon.com)

Anchor Business Centre, Frankland Road, Swindon. SN5 8YZ

The Property Shop (Swindon) Ltd. Registered in England No. 7789406



**Entrance Porch:** Door to:

**Entrance Hall:** Staircase to first floor, under stairs storage cupboard, radiator.

**Lounge:** uPVC double glazed bay window to front, fireplace surround with inset fire, radiator, TV point, arch to:



**Dining Room:** uPVC double glazed window to rear, radiator, built in storage cupboard.



**Kitchen:** uPVC double glazed window and door to rear, single drainer sink unit with cupboards below, plumbing for washing machine, cooker space, part tiled walls, tiled floor.



**First Floor Landing:** Access to loft.

**Bedroom One:** uPVC double glazed window to rear, radiator.



**Bedroom Two:** uPVC double glazed window to front, built in wardrobes, radiator.



**Bedroom Three:** uPVC double glazed window to front, radiator.

PLEASE NOTE: Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representation of fact and do not constitute any part of an offer. The seller does not make or give nor do we or our employees have the authority to make or give any representation or warranty in the relation of the property. We have not tested any apparatus, equipment, fixtures or fittings or services and so cannot verify they are in working order, or fit their purpose, neither have we checked legal documents to verify freehold/leasehold status of the property. The measurements and distances are approximate only. We would strongly recommend that all the information which we provide is verified by you on inspection and also by your conveyancer or surveyor, especially where statements have been made by us to the effect that the information provided has not been verified.



**Shower Room:** uPVC double glazed window to rear, white suite with low level wc, wash hand basin and enclosed shower cubicle, part tiled walls, radiator.



## Outside

**Garage:** Detached garage to the rear.

**Rear Garden:** An enclosed patio garden with flower and shrub borders, outside WC, rear access gate,



**Virtual Tour:** A Virtual Tour for this property is available online, just visit our website and you can take a 360° tour of the property from the comfort of your sofa.



## VIEWING ARRANGEMENTS

Viewing is strictly by appointment with the vendors' agents, The Property Shop Swindon.

Telephone number: **01793 487777**

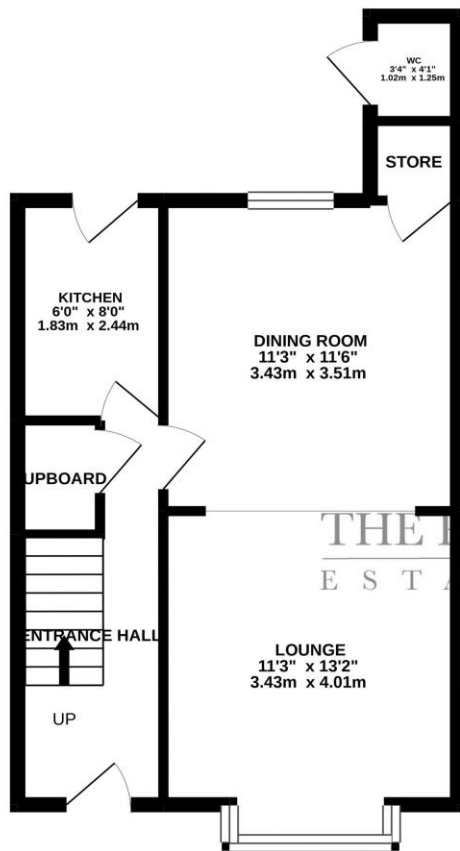
E Mail: **info@thepropertyshopswindon.com**

**Agents Note:** 1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2: These particulars do not constitute part or all of an offer or contract. 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 4: Potential buyers are advised to recheck the measurements before committing to any expense. 5: The Property Shop (Swindon) Ltd has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 6: The Property Shop (Swindon) Ltd has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

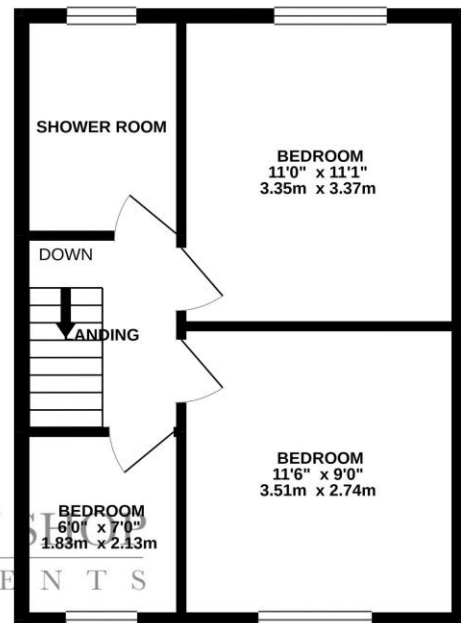
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GROUND FLOOR  
431 sq.ft. (40.0 sq.m.) approx.



1ST FLOOR  
395 sq.ft. (36.7 sq.m.) approx.



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TOTAL FLOOR AREA : 826 sq.ft. (76.8 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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