



AFFLECK CLOSE
Toothill, Swindon, SN5 8DF


PRIMARY
HOMES & LETTINGS

Affleck Close, Toothill, Swindon SN5 8DF

- IDEAL FIRST TIME BUY OR BUY TO LET INVESTMENT
- Mid Terrace House
- Two DOUBLE Bedrooms
- NO ONWARD CHAIN
- 15ft Kitchen/Breakfast
- Living Room
- Modern Bathroom
- Enclosed Rear Garden (With Brick Built Shed)
- Ample Parking (Not Allocated)
- Good Location

Guide Price £200,000



*** GUIDE PRICE £200,000 - £215,000 *** IDEAL FIRST TIME BUY OR BUY TO LET INVESTMENT *** We are pleased to offer this well presented two DOUBLE bedroom mid terrace house being sold with NO ONWARD CHAIN. The accommodation briefly comprises of entrance hallway, living room, kitchen/breakfast, two bedrooms and bathroom. Property also benefits from an enclosed rear garden (with brick built shed), gas central heating and uPVC double glazing. Located in Toothill within easy access to local amenities, schools and transport links such as the M4 motorway. An early viewing is highly recommended.

Porch

uPVC front door. Tiled flooring

Entrance Hallway

Stairs to first floor. Tiled flooring. Radiator.

Living Room

uPVC window to front elevation. Radiator.

Kitchen/Breakfast

uPVC window to front elevation. uPVC French doors to rear garden. Wall and base units with rolled edge worktops over. Stainless steel sink and drainer. Freestanding cooker. Space and plumbing for washing machine and dishwasher. Space for fridge/freezer. Part tiled walls. Tiled flooring. Radiator.

Landing

uPVC window to front elevation. Storage cupboard.

Bedroom One

uPVC window to rear elevation. Radiator.

Bedroom Two

uPVC window to rear elevation. Radiator.

Bathroom

Obscured uPVC window to front elevation. White suite comprising of walk in double shower, vanity unit with built in wash hand basin and low level W.C. Extractor fan. Part tiled walls. Tiled flooring. Inset ceiling lights. Heated towel rail.

Rear Garden

Enclosed by timber fencing. Paved patio leading to gated rear access. Laid to lawn with low maintenance shrub borders. Brick built shed (light and power).

EPC

Rating - C

Tenure

We are advised that this property is freehold; however, prospective buyers should verify this information with their solicitor or legal representative.

Sizes

Please note, all measurements of room sizes given are not guaranteed and figures are for guidance only.

Viewings

Strictly via our Swindon office telephone (01793) 641641.

Mortgages

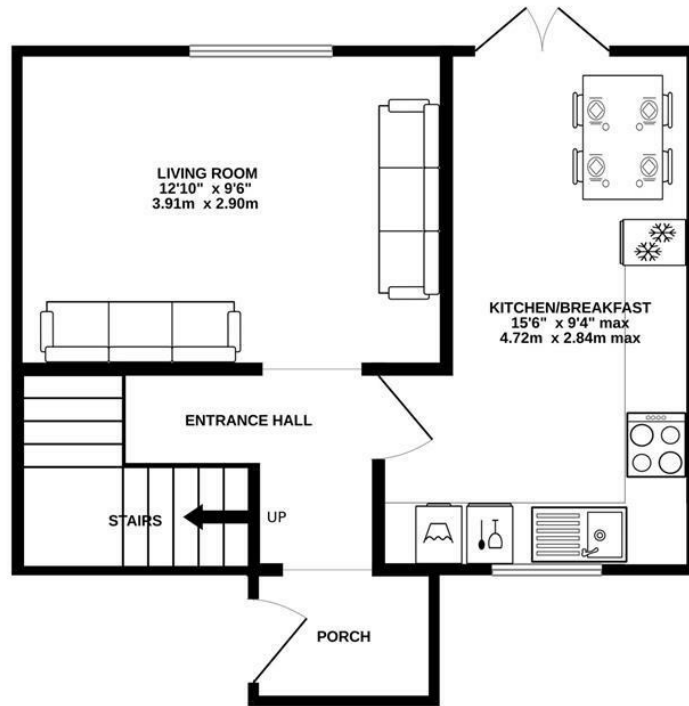
If you would like independent mortgage advice please call Dan Spurr at Primary on (01793) 616617. Home visits available.

Money Laundering

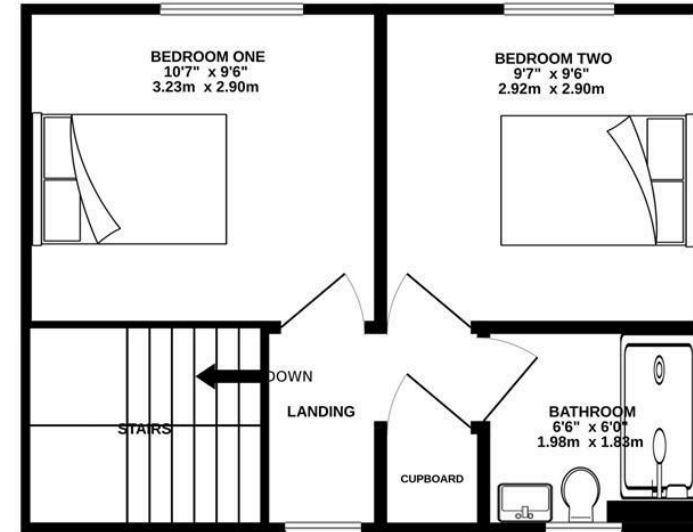
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



GROUND FLOOR
334 sq.ft. (31.0 sq.m.) approx.



1ST FLOOR
311 sq.ft. (28.9 sq.m.) approx.



TOTAL FLOOR AREA : 644 sq.ft. (59.9 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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01793 641641

101 Commercial Road, Swindon, SN1 5PL

info@primaryhomesandlettings.co.uk

