



ARGYLE STREET

Gorse Hill, Swindon, Wilts SN2 8AR

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- NO ONWARD CHAIN
- Three Storey Townhouse
- Three Bedrooms
- Allocated Parking For Two Vehicles
- NEWLY DECORATED & NEW CARPETS
- 15ft Lounge/Diner
- En-Suite Shower To Master
- Downstairs Cloakroom
- Low Maintenance Rear Garden (South Facing)
- EPC Rating - B

Chain Free £285,000



Primary Homes & Lettings are pleased to offer this NEWLY DECORATED and spacious three storey three bedroom town house being sold with NO ONWARD CHAIN. Located in Gorse Hill within walking distance to all local amenities, schools, train station and town centre. The ground floor accommodation comprises of lounge/diner, kitchen and cloakroom. To the first floor is bedrooms two, three and family bathroom. Bedroom one (with en-suite shower) is located on the second floor. Property also benefits from allocated parking for two vehicles, enclosed rear garden, gas central heating and uPVC double glazing throughout.

Entrance Hallway

Stairs to first floor. Radiator.

Cloakroom

White suite comprising of pedestal wash hand basin with splashback tiles and low level W.C. Extractor fan. Vinyl flooring. Radiator.

Kitchen

uPVC window to front elevation. Matching wall and base units with worktops over. Stainless steel sink and drainer. Built in single oven. Gas hob with extractor hood over. Space and plumbing for washing machine. Space for fridge/freezer. Extractor fan. Tiled flooring. Inset ceiling lights. Radiator.

Lounge/Diner

uPVC patio doors to rear garden. Two radiators.

Landing

uPVC window to front elevation. Stairs to second floor. Storage cupboard. Radiator.

Bedroom Two

uPVC window to rear elevation. Radiator.

Bedroom Three

uPVC window to front elevation. Radiator.

Bathroom

White suite comprising of panelled bath, pedestal wash hand basin and low level W.C. Extractor fan. Shaving point. Part tiled walls. Vinyl flooring. Inset ceiling lights. Radiator.

Landing

Airing cupboard. Radiator.

Bedroom One

Two Velux windows to rear elevation. Built in double wardrobe. Radiator.

En-Suite Shower

White suite comprising of built in shower, pedestal wash hand basin and low level W.C. Extractor fan. Shaving point. Part tiled walls. Vinyl flooring. Inset ceiling lights. Radiator.

Front

Paved path leading to storm porch. Outside light.

Rear Garden

South facing. Enclosed by timber fencing. Mostly gravelled. Gated access to rear.

Parking

Allocated parking for two vehicles with additional street parking to the front.

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

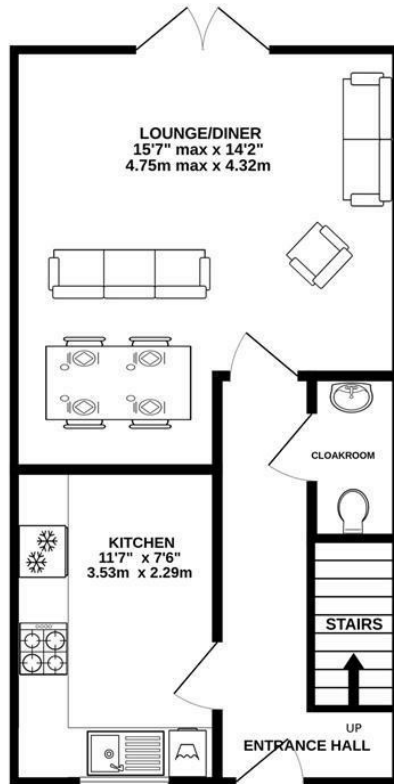
If you would like independent mortgage advice please call Dan Spurr at Primary on (01793) 616617. Home visits available.

Money Laundering

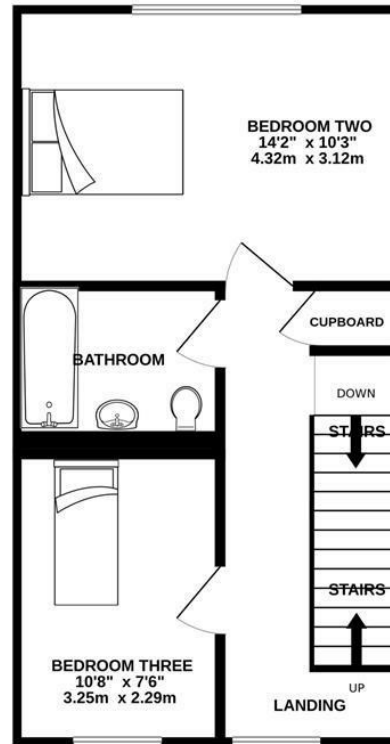
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



GROUND FLOOR
384 sq.ft. (35.7 sq.m.) approx.



1ST FLOOR
379 sq.ft. (35.2 sq.m.) approx.



2ND FLOOR
244 sq.ft. (22.7 sq.m.) approx.



TOTAL FLOOR AREA : 1008 sq.ft. (93.6 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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