



198 County Road, SN1 2EA

£350,000



Exceptional Investment Opportunity – Six-Bedroom Property with HMO Potential Swindon Town Centre

Have you ever heard the word potential? This property is a prime example.

Ideally positioned in the heart of Swindon town centre, this substantial six-bedroom property presents an outstanding opportunity for developers and investors alike. With scope to convert into a high-yielding HMO, the layout lends itself perfectly to a six-bedroom configuration, each with the potential to benefit from its own en-suite.

The property also benefits from approved planning permission for a dormer window, further enhancing both space and value.

- Refurbishment needed
- 6 beds with a Predicted income of £50,400
- Parking
- No Chain

Bedrooms: 6 | **Bathrooms:** 6 | **Receptions:** 1

Property Type: End of Terrace House

Council Tax Band: C

Tenure: Freehold



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Investment Potential

Based on an estimated rental income of £700 per room per month, the projected gross monthly income could reach £4,200, offering a strong and attractive yield for savvy investors seeking solid returns in a high-demand rental area.

This is a rare opportunity to acquire a strategically located property with significant development and income-generating prospects.

Accommodation

Ground Floor

Bedroom One – 3.99m x 4.11m

Bedroom Two – 3.97m x 3.74m

Kitchen – 2.76m x 3.28m

Lounge – 3.16m x 4.26m

First Floor

Bedroom Three – 3.13m x 4.20m

Bedroom Four – 3.84m x 3.64m

Bedroom Five – 3.95m x 4.03m

Second Floor

Bedroom Six – 3.72m x 3.62m

Enquire now to secure your viewing slot and avoid missing out on this exceptional investment opportunity.





Approx Gross Internal Area
148 sq m / 1594 sq ft



Ground Floor
Approx 67 sq m / 720 sq ft

First Floor
Approx 56 sq m / 606 sq ft

Second Floor
Approx 25 sq m / 267 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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