



Minety Road, Swindon SN2 5PQ

welcome to

Minety Road, Swindon

Allen & Harris are delighted to offer to the market this 2 bedroom, end terrace in Penhill.

The property is offered to the market with no onward chain.

Call now to arrange a viewing!

Entrance Hall

Gas radiator and stairs to first floor.

Reception Room

Irregular Shaped Room 18' 3" Max x 12' 7" Max (5.56m Max x 3.84m)

Front facing UPVC double glazed window, rear UPVC sliding door to rear garden. Gas radiator.

Kitchen

Irregular Shaped Room 10' 11" Max x 7' 4" Max (3.33m Max x 2.24m)

Base and eye level units, Sink and Drainer, Rear facing UPVC double glazed window. Space for oven and white goods.

Bedroom 1

Irregular Shaped Room 15' 11" Max x 9' Max (4.85m Max x 2.74m)

Gas radiator, front facing UPVC double glazed window. Airing cupboard with boiler.

Bedroom 2

12' x 9' (3.66m x 2.74m)

Gas radiator, rear facing UPVC double glazed window.

Bathroom

Bath. Sink, WC, gas radiator and rear facing UPVC double glazed window.

Agents Note 1

We are advised that the property is of non-standard construction (Easi-form). Buyers must satisfy themselves with any regard to mortgage provision and other associated costs of purchase.

Agents Note 2

We may not have all material information relating to

this property which is sold as seen. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.





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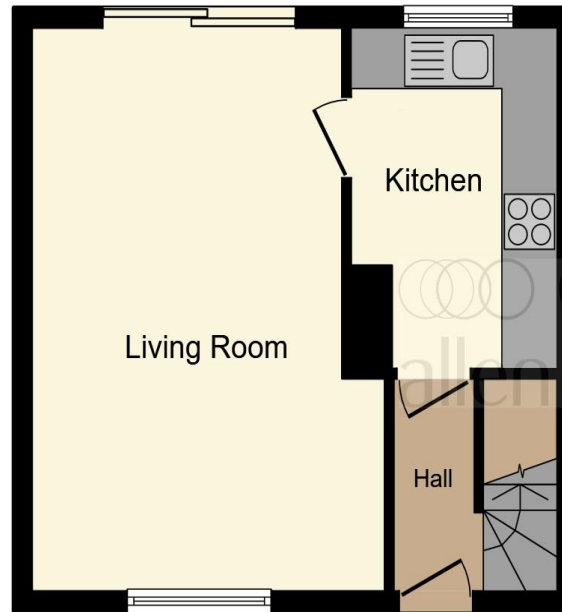
Minety Road, Swindon

- Two double bedrooms
- Front and rear gardens
- Cosmetic refurbishment required
- No onward chain
- Easi-form construction

Tenure: Freehold EPC Rating: C

Council Tax Band: A

£155,000



Ground Floor



First Floor

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

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Property Ref:
SWE108244 - 0005

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 is 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. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

 allen & harris



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