


# 194 County Road, SN1 2DY

**£350,000**





Presenting an exceptional opportunity, this spacious four-bedroom home at 194 County Road, Swindon, SN1 2DY, offered at £350,000, provides a generous 1668 sq ft of living space. Boasting ample private parking and a versatile layout, this property is perfectly suited for a growing family or those seeking a promising HMO renovation project, offered with no onward chain.

- 4 Bedrooms
- Parking for 4 Vehicles
- Potential HMO Conversion
- 2 Bathrooms
- Garden
- 3 Large Reception Rooms
- No Chain

**Bedrooms:** 4 | **Bathrooms:** 3 | **Receptions:** 2

**Property Type:** Terraced House

**Council Tax Band:** D





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Key Features for Flexible Living and Investment

Four Generous Bedrooms – ample space for comfortable family living or multiple occupants.
Two Well-Appointed Bathrooms – enhancing convenience and comfort for all, whether a family or tenants.
Private Parking for Four Vehicles – a highly sought-after amenity, providing ease and security, particularly valuable for a multi-occupancy property.
Expansive Garden – perfect for outdoor relaxation, gardening, or enhancing appeal for future tenants.
Three Large Reception Rooms – offering flexible living and dining options for a family, or potential for additional communal areas/bedrooms in an HMO conversion (subject to planning).
No Onward Chain – facilitating a smooth and swift transaction process.
Potential for HMO Conversion (subject to relevant planning permissions) – ideal for investors looking to maximise rental yield or for multi-generational living.
Spacious Interiors for Adaptable Use

Step inside to discover a welcoming entrance that leads to the heart of this adaptable home. The ground floor benefits from three generously sized reception rooms, providing an abundance of space for various needs. For a family, these offer the flexibility to create a formal living room, a comfortable family lounge, a dedicated dining area, or a spacious home office. For an investor, these rooms present clear potential for conversion into additional bedrooms or versatile communal spaces to meet HMO requirements. Natural light flows through, creating bright and inviting spaces perfect for everyday living or future occupants.

The kitchen, designed with functionality in mind, provides a practical space for culinary endeavours and benefits from direct access to the garden, making outdoor dining a breeze. Adjacent to the living areas, one of the two bathrooms is conveniently located on the ground floor, adding to the property's practical layout and ensuring ease of access for all.

Comfortable Retreats Upstairs

Ascending to the first floor, you will find four well-proportioned bedrooms, each offering a peaceful sanctuary. These rooms are designed to accommodate a family comfortably, providing private spaces for rest and relaxation. Alternatively, these generous rooms offer excellent potential for individual rental units within an HMO setup. The second well-appointed bathroom on this floor serves the bedrooms, ensuring convenience and comfort for all residents or tenants.

Outdoor Space and Practical Amenities

The property truly stands out with its substantial private parking, offering space for up to four vehicles – a rare find in this location and a significant advantage for both families and a potential HMO. The garden provides a private outdoor area, ideal for relaxing, gardening, or enjoying al fresco meals, offering a wonderful extension of the indoor living space.

Connectivity and Location

Situated in SN1 2DY, this home benefits from excellent local amenities and connectivity. With mains gas heating, mains electricity, mains water supply, and superfast FTTP broadband available, the property is equipped for modern living. Its central location offers convenient access to local shops, schools, and transport links, making it an ideal choice for a variety of purchasers, from families seeking convenience to investors prioritising accessibility for tenants.

This substantial home, offered with no chain, represents a fantastic opportunity for those seeking a spacious and versatile property with excellent potential, whether as a beloved family home or a strategic investment. Early viewing is highly recommended to fully appreciate all that this home has to offer.













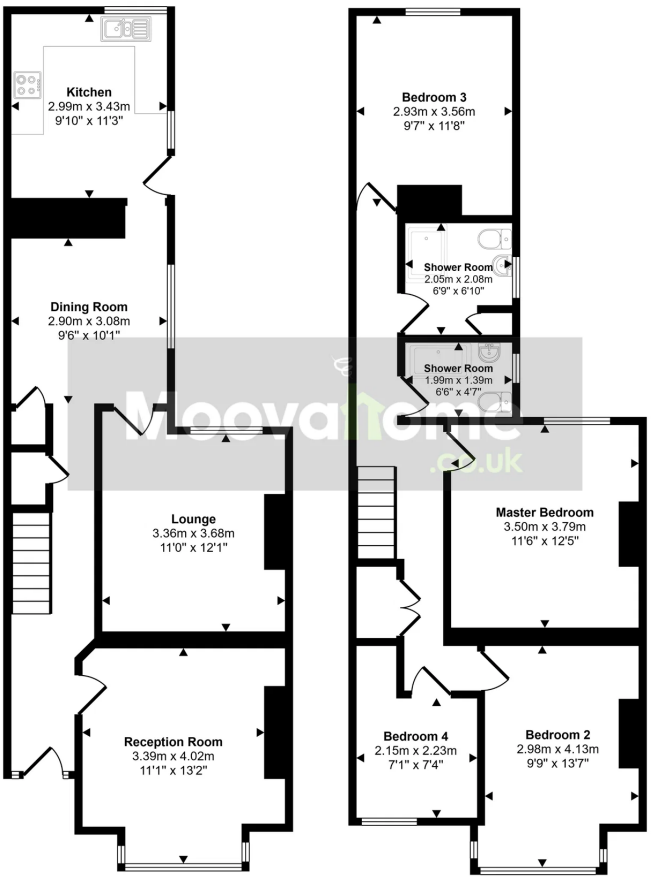








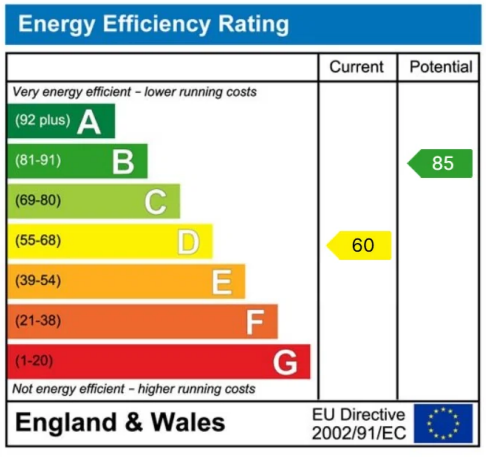
Approx Gross Internal Area
124 sq m / 1337 sq ft




Ground Floor
**Approx 61 sq m / 657 sq ft**

First Floor
**Approx 63 sq m / 680 sq ft**

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.






# Moovahome

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