



**ARGYLE STREET**

Gorse Hill, Swindon, Wilts SN2 8AR

  
**PRIMARY**  
HOMES & LETTINGS



## Argyle Street, Gorse Hill, Swindon SN2 8AR

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

**Guide Price £275,000**



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 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 rolled edge worktops over. Stainless steel sink and drainer with half bowl. Built in single oven. Gas hob with extractor hood over. Space and plumbing for washing machine. Space for fridge/freezer. Inset ceiling lights. Vinyl flooring. 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 with shower over, pedestal wash hand basin and low level W.C. Extractor fan. Part tiled walls. 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. Part tiled walls. Inset ceiling lights. Radiator.

#### **Front**

Paved path leading to storm porch. Outside light.

#### **Rear Garden**

South facing. Enclosed by timber fencing. Laid to lawn with gravelled path leading to gated rear access.

#### **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**

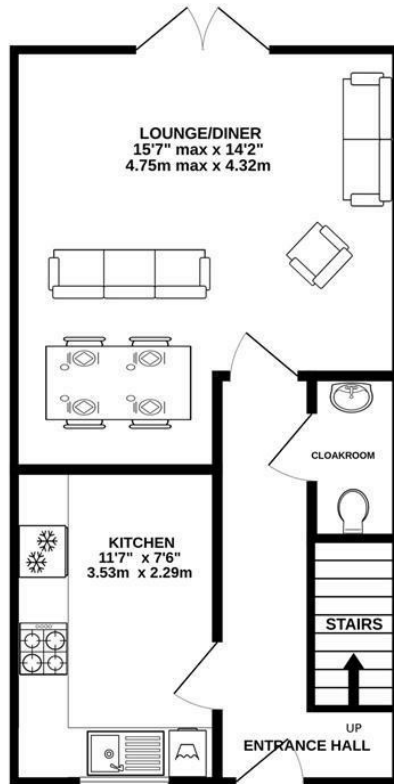
If you would like independent mortgage advice please call Dan Spurr at Primary on (01793) 616617. Home visits available.

#### **Money Laundering**

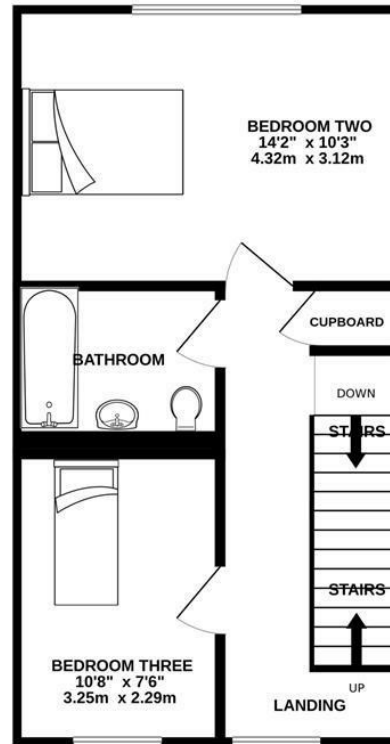
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



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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