



31 Evelyn Street, Swindon

Swindon

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£235,000

# 31 Evelyn Street

Old Town, Swindon

Two bedroom end of terrace home in the sought after Old Town area, offered to market with no onward chain. Features two reception rooms, spacious kitchen/breakfast room with lean to, two double bedrooms, family bathroom and a generous rear garden.

Council Tax band: C

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

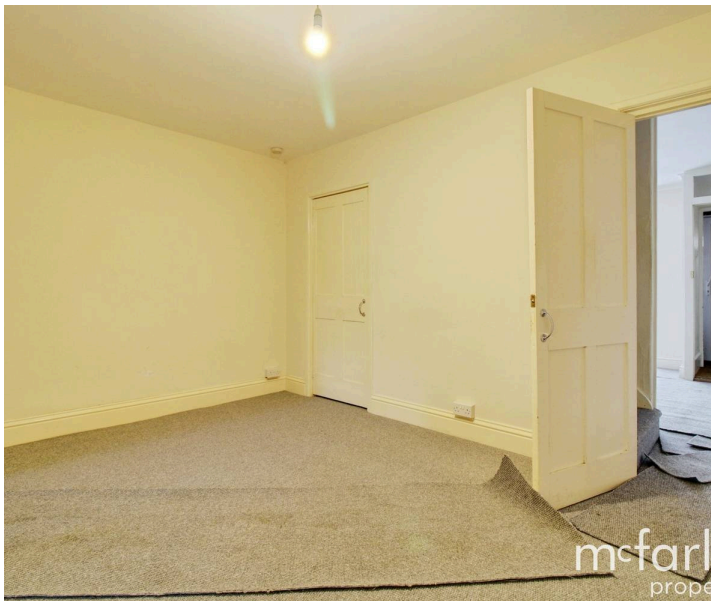




## 31 Evelyn Street

Old Town, Swindon

- NO ONWARDS CHAIN
- TWO DOUBLE BEDROOMS
- SN3 LOCATION
- TWO RECEPTION ROOMS
- LARGE GARDEN
- FIRST FLOOR BATHROOM
- WALKING DISTANCE TO WOOD STREET



## 31 Evelyn Street

Old Town, Swindon

Set within the sought after Old Town area, this two bedroom end of terrace property presents a great opportunity for first time buyers and investors. The property offers generous accommodation throughout and a rear garden.

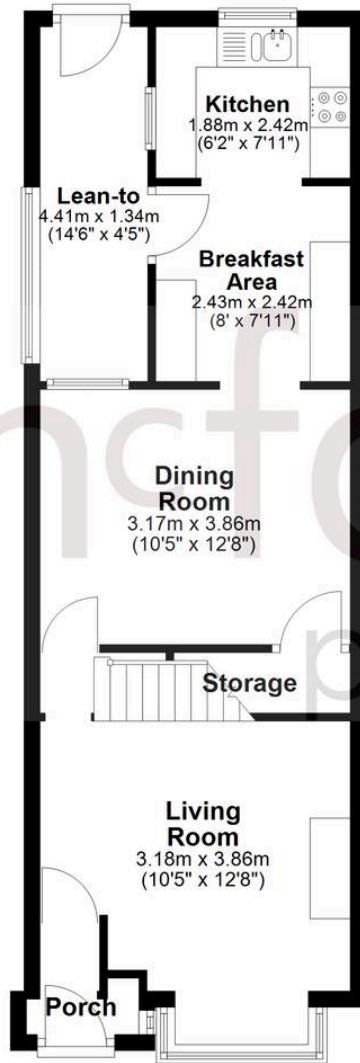
The ground floor features two well proportioned reception rooms, providing flexible living and dining space, alongside a spacious kitchen/breakfast room to the rear. A lean to extension sits just beyond the kitchen, offering useful additional storage or scope for further enhancement, subject to requirements. Upstairs, the property has two comfortable double bedrooms and a family bathroom.

Externally, the property enjoys a generous rear garden offering excellent space for outdoor activities and entertaining.



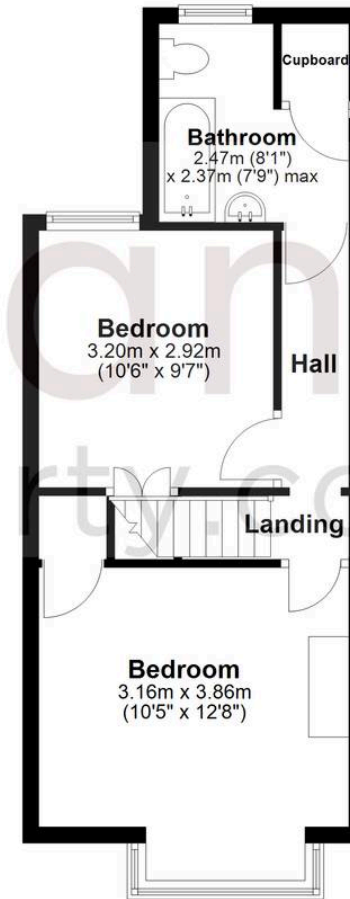
### Ground Floor

Approx. 47.4 sq. metres (510.7 sq. feet)



### First Floor

Approx. 35.1 sq. metres (378.2 sq. feet)



Total area: approx. 82.6 sq. metres (888.9 sq. feet)

## McFarlane Sales & Lettings

McFarlane Sales & Letting Ltd, 28-30 Wood Street - SN1 4AB

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