

COUNTY ROAD

Town Centre, Swindon, SN1 2EA

PRIMARY
HOMES & LETTINGS

County Road, Town Centre, Swindon SN1 2EA

- INVESTORS ONLY
- Victorian Terrace House
- HMO Currently Let For £30,000 Per Annum
- Five DOUBLE Bedrooms
- Communal Living/Dining Room & Kitchen
- Downstairs W.C
- Bathroom
- Excellent Location
- NO ONWARD CHAIN

Guide Price £280,000









*** GUIDE PRICE £280,000 - £300,000 *** INVESTORS ONLY *** We are delighted to offer this five DOUBLE bedroom HMO currently let for £30,000 per annum. The ground floor comprises of entrance hallway, two rooms, communal living/dining room, kitchen and W.C. To the first floor is three rooms and bathroom. Property also benefits from a enclosed rear garden with large shed. Located on County Road within walking distance to the railway station and town centre. NO ONWARD CHAIN.

Storm Porch
uPVC door to hallway.

Hallway
Stairs to first floor. Tiled flooring.

W.C
White suite comprising of wash hand basin and low level W.C.

Living/Dining Room
uPVC window to side elevation. Radiator.

Kitchen
uPVC windows to side and rear elevation. uPVC door to side. Wall and base units with rolled edge worktops over. Stainless steel sink and drainer. Built in single oven. Electric hob. Space and plumbing for washing machine and tumble dryer. Space for fridge/freezer. Vinyl flooring. Radiator.

Room One
uPVC bay window to front elevation. Radiator.

Room Two
uPVC window to rear elevation. Radiator.

Landing
Storage cupboard.

Room Three
uPVC window to rear elevation. Radiator.

Room Four
uPVC window to rear elevation. Wash hand basin. Radiator.

Room Five
Two uPVC windows to front elevation. Wash hand basin. Radiator.

Bathroom
Obscured uPVC window to side elevation. White suite comprising of panelled bath with electric shower over, pedestal wash hand basin and low level W.C. Fully tiled tiled walls. Vinyl flooring. Radiator.

Front
Enclosed by brick wall. Path leading to storm porch.

Rear Garden
Enclosed by brick wall. Large shed. Gated access to rear.

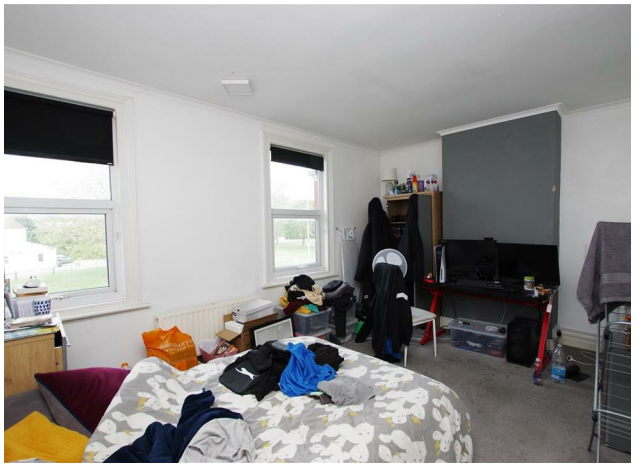
Tenure
We are advised that this property is freehold; however, prospective buyers should verify this information with their solicitor or legal representative.

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.

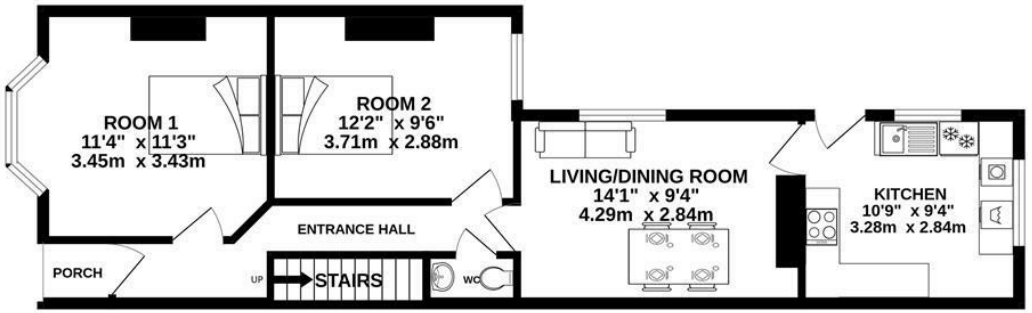
Mortgages
If you would like independent mortgage advice please call Dan Spurr at Primary on (01793) 616617. Home visits available.

Money Laundering
In accordance with current Money Laundering Regulations, prospective purchasers will be required to provide proof of identity and address during the sales process. We appreciate your cooperation in providing the necessary documentation promptly to help ensure there are no delays in progressing the sale.

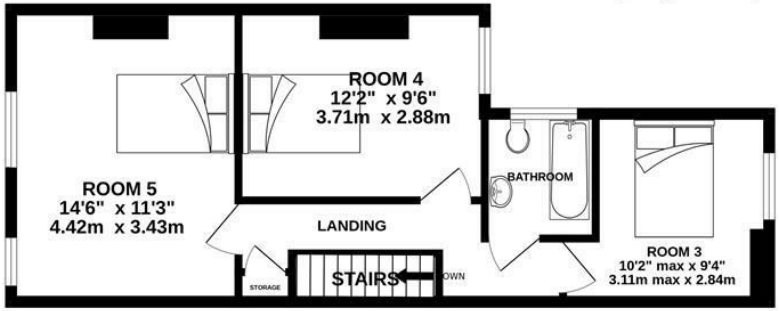




GROUND FLOOR
564 sq.ft. (52.4 sq.m.) approx.



1ST FLOOR
459 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA : 1023 sq.ft. (95.0 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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