



**Western Street, Old Town, Swindon**  
**Offers Over £185,000**

A Perfect First-Time/Investment property boasting 3 bedrooms | Freehold **SOLD**

\* FREE OF CHAIN\* - READY TO MOVE INTO! - A PERFECT FIRST-TIME / INVESTMENT PURCHASE BOASTING (3 GOOD SIZE BEDROOMS + BASEMENT/CELLAR OFFERING LOTS OF POTENTIAL). WHICH CAN BE LOCATED WITHIN THE HEART OF OLD TOWN, SWINDON!

A deceptively spacious terraced property which is currently undergoing redecoration throughout as well as new carpets being added in parts of the property. The accommodation briefly includes: A very spacious 'open plan' living/dining room measuring c.22' x 13, kitchen, separate utility area and ground floor bathroom. To the first floor there are three good size bedrooms (two doubles and a large single). Externally there is a fully enclosed and low in maintenance rear garden. This property has ON STREET RESIDENTS PARKING (WHICH IS BASED ON AVAILABILITY). AS AN INVESTMENT PROPERTY, WE WOULD EXPECT TO ACHIEVE A RENTAL FIGURE OF APPROXIMATELY £900 - £950 PER CALENDAR MONTH! (AN ANNUAL YIELD OF 6.16% (BASED ON A PURCHASE PRICE OF £185,000 AND ACHIEVING £950 PCM). PLEASE NOTE: THIS PROPERTY IS STAMP DUTY EXEMPT UNTIL THE 30TH SEPTEMBER 2021.

FLOOR PLAN AND INTERNAL PHOTOGRAPHS TO FOLLOW SHORTLY!

Tenure: Freehold

Garden details: Private Garden

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

