



Durham Street, Old Town, Swindon
Offers Over £255,000

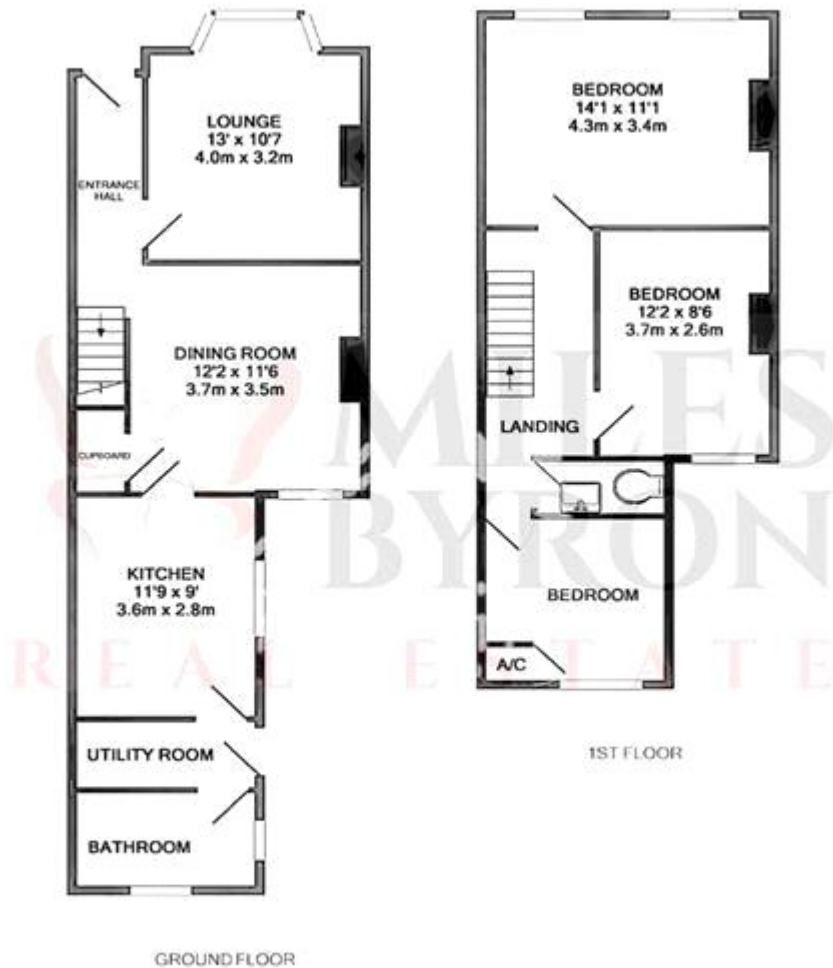
A refurbished terraced house located along a popular road which can be found centrally located | Freehold

A fantastic opportunity to purchase this refurbished terraced home located centrally between Old Town & Swindon Town Centre. Offering excellent proximity to amenities, access to local reputable schools, college, the bus station and railway station. In our opinion this property would make the perfect family home or investment opportunity. The property is currently occupied by a tenant in situ who will be paying £1150 per calendar month from February 2022. The property however is also being offered for sale with vacant possession by providing the current tenant the relevant notice to vacate if required.

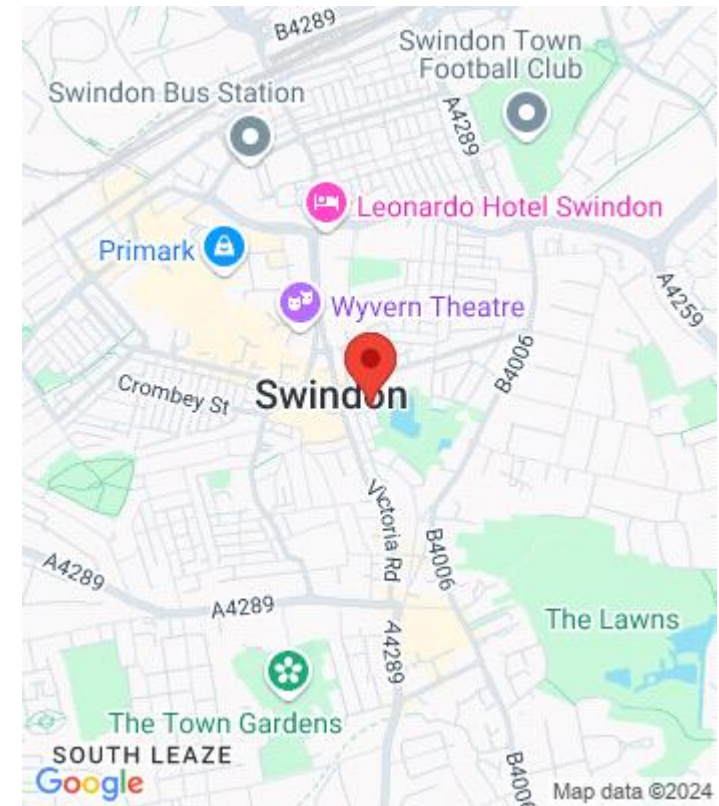
Tenure: Freehold



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.



We have every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatements. This plan is for illustrative purposes only and should be used as such for any project or purchase. The services, systems and appliances shown have not been visited and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			85
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.