



Eastcott Road, Old Town, Swindon
Offers Over £200,000

*** WELL PRESENTED THROUGHOUT *** 2 GREAT SIZE DOUBLE BEDROOMS *** 2 SEPARATE

*** A MUST VIEW HOME - READY TO
MOVE INTO *** WELL PRESENTED
THROUGHOUT *** 2 GREAT SIZE
DOUBLE BEDROOMS *** 2
SEPARATE RECEPTION ROOMS ***
POPULAR OLD TOWN LOCATION ***
THE PERFECT FIRST-TIME /
INVESTMENT PURCHASE ***

Old Town: This superb starter home
provides convenient access and a
short walk to local amenities such as a
variety of small boutique style
businesses, restaurants, cafes &
public houses as well as reputable
schools, bus / railway station and not
forgetting the beautiful Town Gardens.

Tenure: Freehold
Parking options: On Street, Residents
Garden details: Enclosed Garden,
Rear Garden
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains

RECEPTION ROOMS **** POPULAR OLD TOWN LOCATION **** THE PERFECT FIRST-TIME /
INVESTMENT PURCHASE *** CLOSE PROXIMITY TO AMENITIES & THE BEAUTIFUL TOWN
GARDENS. *** | 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.



TOTAL AREA APPROX. 10,764 SQ. METRES (115,308 SQ. FT.)

GROUND FLOOR



TOTAL AREA APPROX. 10,764 SQ. METRES (115,308 SQ. FT.)

FIRST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(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.		



Viewing by appointment only
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