



George Street, Swindon
Offers Over £175,000

THE PERFECT FIRST-TIME/INVESTMENT PURCHASE *** NO ONWARD CHAIN *** 2 SEPARATE

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RECEPTION ROOMS *** 2 DOUBLE
BEDROOMS *** REAR GARDEN + OFF
STREET PARKING TO THE REAR
ASPECT FOR C. 2 VEHICLES *** GAS
RADIATOR CENTRAL HEATING &
UPVC DOUBLE GLAZING ***

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THE REAR ASPECT FOR C. 2 VEHICLES *** GAS RADIATOR CENTRAL HEATING & UPVC DOUBLE
GLAZING | Freehold

This terraced home is located within
the Town Centre . Offering a short walk
to the Railway Station, Faringdon Park,
& The Designer Outlet Village.

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



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/fixings 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. 54.7 SQ. METRES (594 SQ. FEET)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	67	76
(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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