



PROSPECT HILL, OLD TOWN, SWINDON

SOLD

OFFERS OVER £230,000 Freehold

A STUNNINGLY PRESENTED & DECEPTIVELY SPACIOUS SEMI DETACHED home located within the sought after residential area of Old Town. Conveniently located close by to amenities as well as a short walk to the railway station & reputable schools. 2 DOUBLE BEDROOMS + A LARGE MODERN BATHROOM & KITCHEN.

*** THE PERFECT FIRST-TIME/INVESTMENT PURCHASE - A MUST VIEW HOME ***

A STUNNINGLY PRESENTED & DECEPTIVELY SPACIOUS SEMI DETACHED home located within the sought after residential area of Old Town. Conveniently located close by to amenities as well as a short walk to the railway station, reputable schools and the beautiful Town Gardens. Attributes include: 2 DOUBLE BEDROOMS, A LARGE & MODERN BATHROOM TO THE GROUND FLOOR. To the ground floor there is an entrance hall, a spacious 'open plan' living/dining room, a modern re-fitted kitchen/breakfast room and a fully enclosed, low in maintenance rear garden with shared side access.

Council Tax Band: B (Swindon Borough Council)

Tenure: Freehold

Parking options: On Street, Residents

Garden details: Enclosed Garden, Rear Garden

Electricity supply: Mains

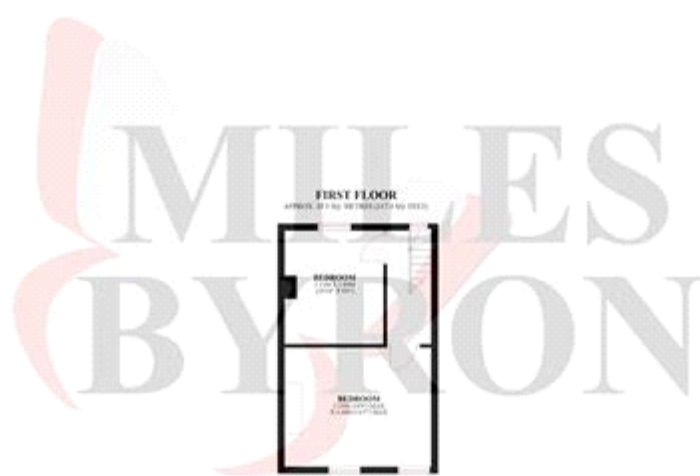
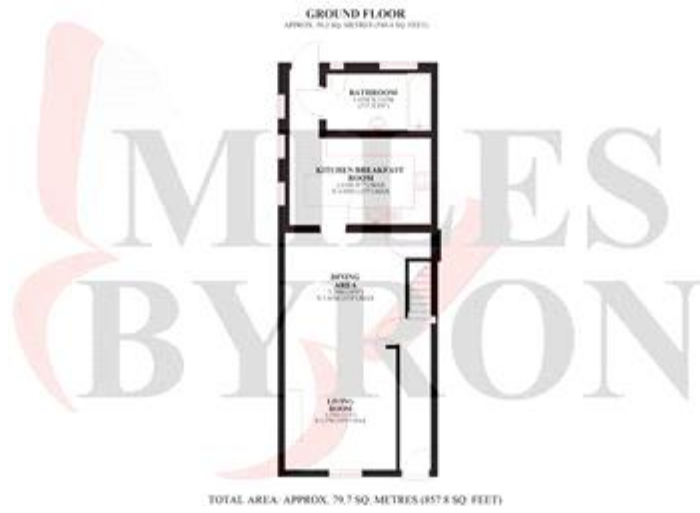
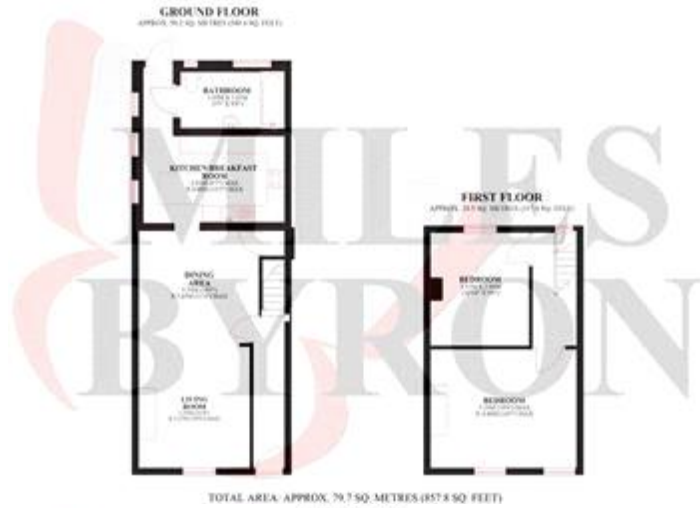
Heating: Gas Mains

Water supply: Mains

Sewerage: Mains



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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			
		58	77

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.



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/fitments 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.