



90 Wootton Bassett Road, Swindon, SN1 5HZ  
£210,000

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**\*\* IN NEED OF SOME MODERNISATION \*\* IDEAL FOR FIRST TIME BUYERS OR INVESTORS \*\***

Swindon Homes are please to market this two bedroom, terraced house on Wotton Bassett Road, Swindon.

The accommodation comprises: entrance porch, living room, dining room, kitchen, lean to and bathroom. To the upstairs is two large bedrooms with a dressing room coming off of bedroom one.

Although dated, the house has been kept in very good order and could easily be lived in whilst being renovated. There is loads of space on offer, a rarity for houses at this price in the area!

Don't miss out, call us to book a viewing ASAP!

#### **Entrance Porch**

Wooden double glazed front door with privacy glass, wooden double glazed inner door with privacy glass leading to living room

#### **Living Room**

13'9" x 10'9" into 11'9" (4.2 x 3.3 into 3.6)

Bay fronted window to front aspect, radiator, stairs to first floor

#### **Dining Room**

13'9" x 11'1" (4.2 x 3.4)

Wooden double glazed window to lean to, under stairs storage cupboard, radiator

#### **Kitchen**

8'2" x 8'10" (2.5 x 2.7)

Stainless steel wash basin with mixer tap, space for gas cooker, space for undercounter fridge, selection of units at base level, radiator, wooden glazed door to lean to, window to lean to





#### **Lean To**

wooden glazed windows to side aspect, UPVC double glazed rear door to garden

#### **Bathroom**

8'6" x 6'10" (2.6 x 2.1)

Electric shower, UPVC double glazed window with privacy glass, pedestal wash basin, space and plumbing for washing machine, low-level WC, radiator

#### **Stairs to first floor**

Stairs leading to small landing area with access to both bedrooms and insulated loft

#### **Bedroom One**

13'9" x 11'1" (4.2 x 3.4)

Tilt and turn window to rear aspect, over stairs storage cupboard

#### **Dressing Room**

8'2" x 8'10" (2.5 x 2.7)

Tilt and turn window to rear, airing cupboard with logic Combi boiler

#### **Bedroom Two**

13'9" x 10'9" (4.2 x 3.3)

Two x x tilt and turn window to front aspect, radiator





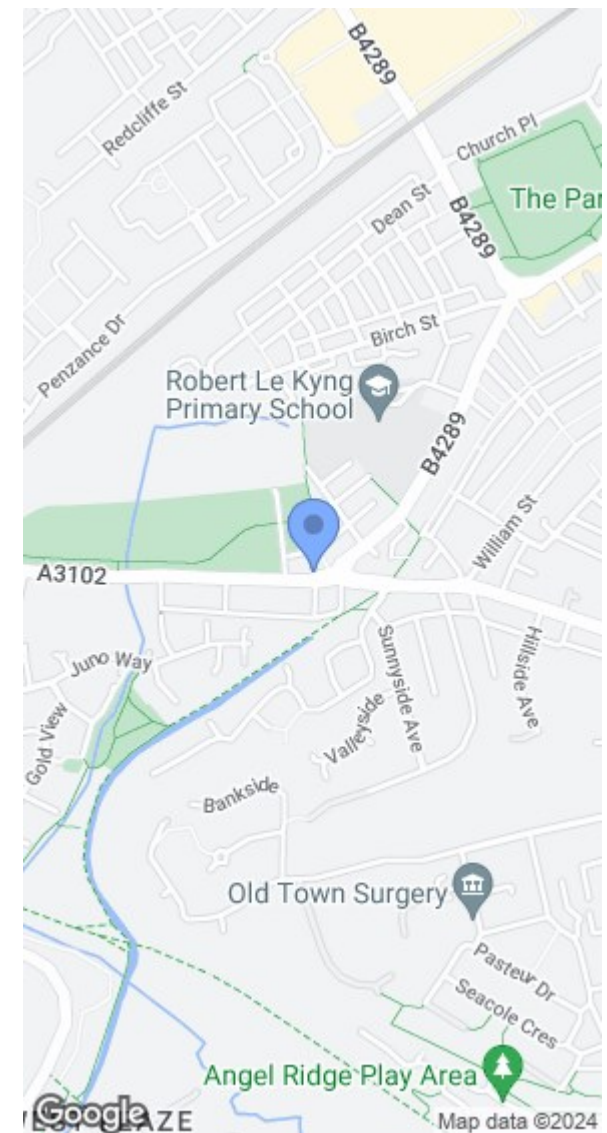






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		87	(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>	69		(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC