



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 pleased 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 are 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

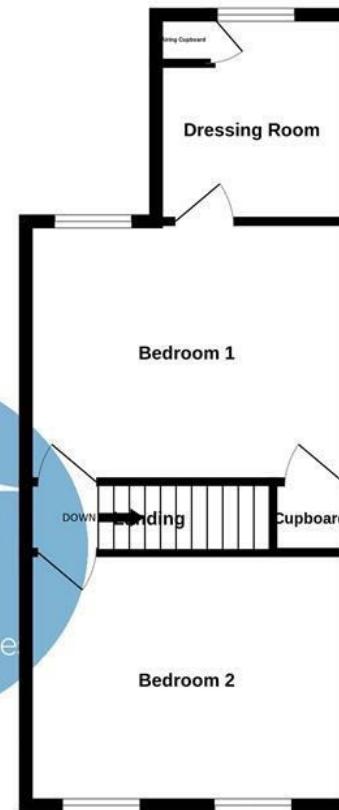




GROUND FLOOR

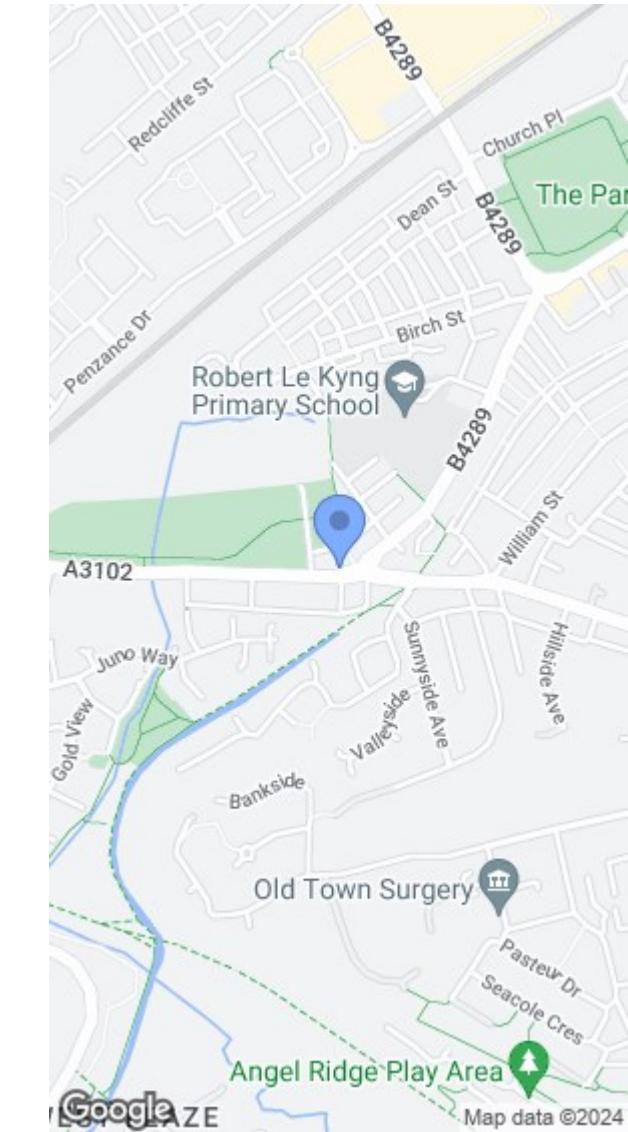


1ST FLOOR



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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 service systems and fixtures shown have not been tested 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 plus)	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			
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			