



154 Clifton Street, Old Town, Swindon, SN1 3QB  
£180,000

SWINDON  
HOMES   
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Nestled in the charming Old Town area of Swindon, this terraced house on Clifton Street presents a unique opportunity for those seeking a renovation project. The property boasts two spacious reception rooms and two well-proportioned bedrooms, making it an ideal canvas for transformation.

The house features a single bathroom and offers parking for one vehicle, although the existing garage may require removal to enhance parking potential. This property is perfect for investors or individuals eager to create their dream home, as it is in need of full renovation.

Situated conveniently close to local schools and amenities, this location provides both comfort and accessibility, making it an attractive option for families and professionals alike. With a little vision and effort, this property can be turned into a stunning residence that reflects your personal style. Don't miss the chance to explore the possibilities that this house has to offer in the heart of Old Town, Swindon.

#### Entrance Porch

3'0" x 3'3" (0.92 x 1)

Wooden entrance door, door to hallway

#### Hallway

3'0" x 11'4" (to stairs) (0.92 x 3.46 (to stairs))

Door to living room, stairs to first floor

#### Living Room

10'7" x 12'0" (3.25 x 3.66)

Window to front aspect, open fire, opening to dining room

#### Dining Room

uPVC door to garden, radiator





### **Kitchen**

7'7" x 8'4" (2.32 x 2.55)

Two windows to side aspect, units at eye and base level, integrated cooker with gas hob, extractor fan, space for fridge/ freezer

### **Utility**

7'8" x 5'6" (2.35 x 1.7)

Window to side and rear, WC, Worcester combi boiler, space and plumbing for washing machine

### **Stairs and Landing**

Stairs from ground floor, doors to both bedrooms and bathroom, access to large fully boarded loft

### **Bedroom One**

14'1" x 12'0" (4.3 x 3.66)

Window to front, radiator

### **Bedroom Two**

7'3" x 12'1" (2.22 x 3.7)

Window to rear, built in storage, radiator

### **Bathroom**

7'6" x 8'3" (2.3 x 2.52)

Window to rear, bath with electric shower over, wash basin, WC, storage cupboard

### **Rear Garden**

Private enclosed rear garden leading to garage

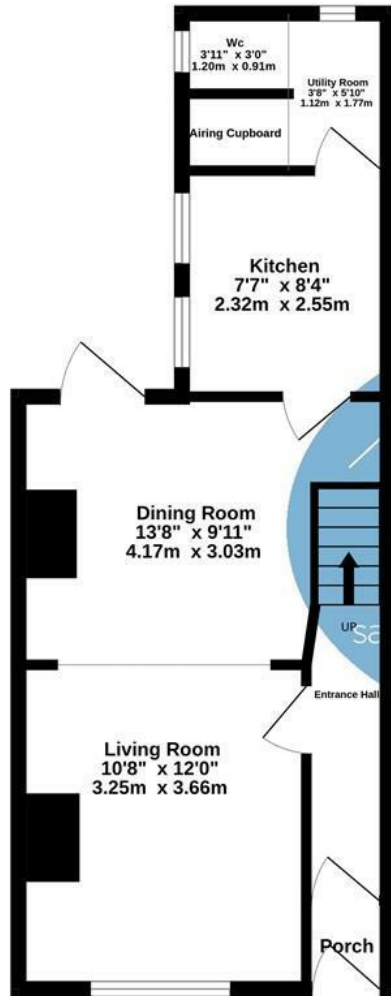
### **Garage**

Garage that would need to be taken down due to being unsteady. Potential for parking area





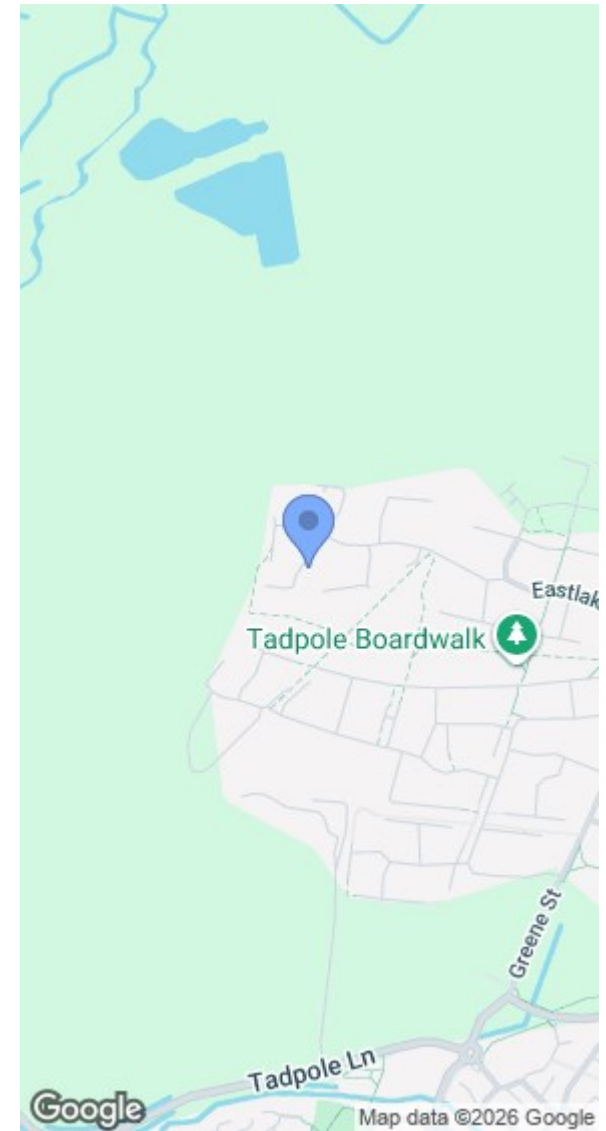
GROUND FLOOR



1ST FLOOR



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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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