



46 Morse Street, Swindon, Wilts, SN1 5QR  
No Onward Chain £185,000

SWINDON  
**HOMES**   
sales, lettings & mortgages

In the heart of Swindon on Morse Street, this terraced house presents an excellent opportunity for both investors and first-time buyers. With two reception rooms and two well-proportioned bedrooms, this property offers ample space.

The property has great potential for those looking to add their personal touch and create a home that reflects their style. The town centre location means you will have easy access to local amenities, shops, and transport links.

This property is an ideal choice for those eager to invest in a home with character and potential. Properties in this area make great starter homes or investments, so don't miss out on this one and contact us for a viewing today

This property has a peppercorn lease of around £2.00 per ann . approx 854 years to run

#### **Entrance Hall**

2'11" x 11'5" (0.9 x 3.5)

Part glazed wooden front door, doors to lounge and dining room, stairs to first floor, radiator.

#### **Lounge**

11'0" x 11'3" (3.37 x 3.45)

Window to front, radiator

#### **Dining Room**

13'5" x 11'3" (4.11 x 3.45)

Window to rear, radiator, understairs storage cupboard

#### **Kitchen**

6'5" x 9'1" (1.97 x 2.77)

Window to side aspect, units at eye and base level, electric oven with four burner gas hob and extractor fan over, Baxi combi boiler (not functional), space for fridge/ freezer, space and plumbing for washing machine





#### **Rear Lobby**

4'4" x 2'7" (1.33 x 0.8)

Half glazed door to garden, storage cupboard, door to bathroom.

#### **Bathroom**

6'6" x 5'6" (2 x 1.7)

Window to rear, bath with electric shower, low level WC, pedestal wash basin, radiator

#### **Stairs to First Floor**

From hallway stairs to first floor, small access hatch to loft space, doors to both bedrooms.

#### **Front Bedroom**

13'5" x 11'1" (4.1 x 3.4)

Window to front, radiator, over stairs cupboard.

#### **Rear Bedroom**

13'5" x 11'1" (4.1 x 3.4)

Window to rear, radiator.

#### **Rear Garden**

Rear garden all paved and enclosed with wooden fencing.

#### **Peppercorn Lease**

As is common with properties in this area, this property is on a peppercorn lease. The charge is £2 P.A.

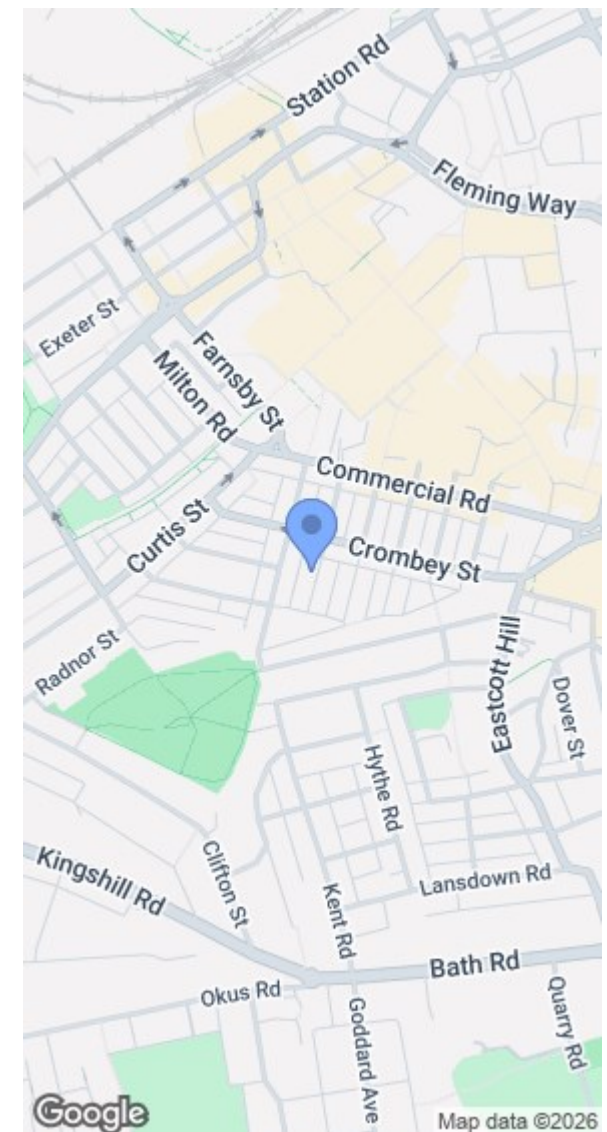








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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>                          |                         |                                                | (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                            |                         |                                                | (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                            |                         |                                                | (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 |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |                                                | <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |