



**38 County Road, Town  
Centre, Swindon, SN1 2EW**

- INVESTORS ONLY
- Mid Terrace House
- FIVE BEDROOM HMO
- Potential Income £30,000pa
- Dining Room
- Downstairs Bathroom
- Kitchen
- Enclosed Rear Garden
- Town Centre Location
- NO ONWARD CHAIN

**Offers In Excess Of £250,000**



\*\*\* ATTENTION ALL INVESTORS \*\*\* Primary Homes & Lettings are pleased to offer this FIVE BEDROOM HMO with a potential rental income of £30,000 per annum. The ground floor accommodation comprises of two bedrooms, dining room, kitchen, bathroom and lean to. Three bedrooms are situated on the first floor. The property also benefit from an enclosed rear garden, gas central heating and uPVC double glazing. Located in the heart of Swindon Town Centre within walking distance to the railway station and local amenities. NO ONWARD CHAIN. An early viewing is highly recommended.

#### **Entrance Hallway**

uPVC front door. Stairs to first floor. LVT flooring. Radiator.

#### **Room One**

uPVC bay window to front elevation. Wash hand basin with cupboard under, Radiator.

#### **Room Two**

Window to lean to. Wash hand basin with cupboard under. Radiator.

#### **Dining Room**

Window to lean to. Under stairs cupboard. LVT flooring. Radiator.

#### **Kitchen**

uPVC window to side elevation. Door to lean to. Matching wall and base units with rolled edge worktops over. Stainless steel sink and drainer with half bowl. Built in single oven. Gas hob with extractor hood over. Space and plumbing for washing machine. Part tiled walls. LVT flooring. Radiator.

#### **Lean To**

uPVC door to rear garden. LVT flooring. Light and power. Radiator.

#### **Bathroom**

Two obscured uPVC windows to side and rear elevation. White suite comprising of panelled bath with shower over, pedestal wash hand basin and low level W.C. Part tiled walls. LVT flooring. Radiator.

#### **Landing**

Storage cupboard. Loft access.

#### **Room Three**

uPVC window to rear elevation. Wash hand basin with cupboard under. Feature fireplace. Radiator.

#### **Room Four**

uPVC window to rear elevation. Feature fireplace. Radiator. Separate cloakroom comprising of white wash hand basin with cupboard under and low level W.C. Extractor fan.

#### **Room Five**

Two uPVC windows to front elevation. Two double built in wardrobes. Wash hand basin with cupboard under. Radiator.

#### **Front**

Enclosed by brick wall. Gated entrance. Path leading to front door. Gravelled area.

#### **Rear Garden**

Enclosed by brick and stone wall. Mostly paved with raised stone flowerbeds. Gated rear access. Outside tap.

#### **Sizes**

Please note, all measurements of room sizes given are not guaranteed and figures are for guidance only.

#### **Viewings**

Strictly via our Swindon office telephone (01793) 641641.

#### **Mortgages**

If you would like independent mortgage advice please call Primary Mortgage Centre on (01793) 616617. Home visits available.

#### **Money Laundering**

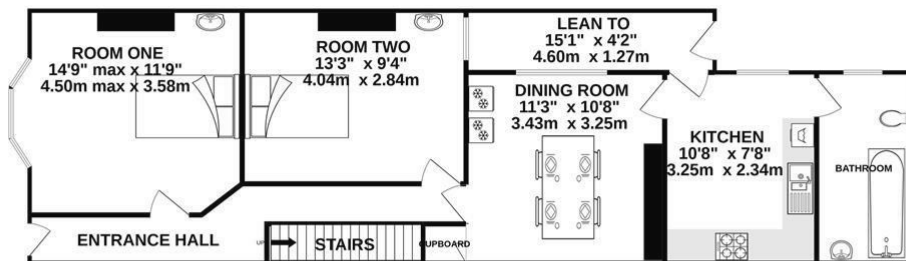
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



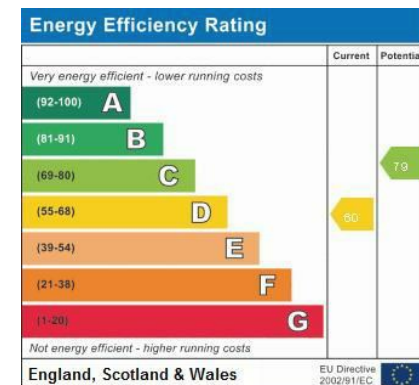
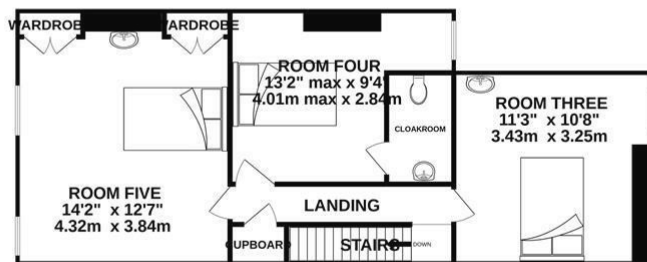
# PRIMARY HOMES & LETTINGS

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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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