



**28 Newhall Street, Swindon, SN1 5QT**

**Guide price £197,000**

NO ONWARD CHAIN.. Resides Swindon are delighted to be marketing this beautifully presented terraced home located within the heart of the Town Centre. Attributes include: PVCu double glazing, gas fired central heating and 2 large double bedrooms. The deceptively and well presented accommodation includes: Entrance porch, a large 'open plan' sitting/dining room measuring c.25' in length, kitchen/breakfast room, lobby area and a modern and stylish bathroom with shower over bath. Externally there is a fully enclosed and landscaped rear courtyard garden. This wonderful property would make either a fantastic first-time purchase or a buy-to-let investment. Conveniently located close by to many amenities including the recently built Regent Circus development which includes large chain restaurants, offering a short walk to the railway station. To fully appreciate; A viewing is highly recommended!

**DISCLAIMER**

Floor plans-These are intended as a guide only. Dimensions are approximate. Not to scale. We have taken every care with the preparation of these details.

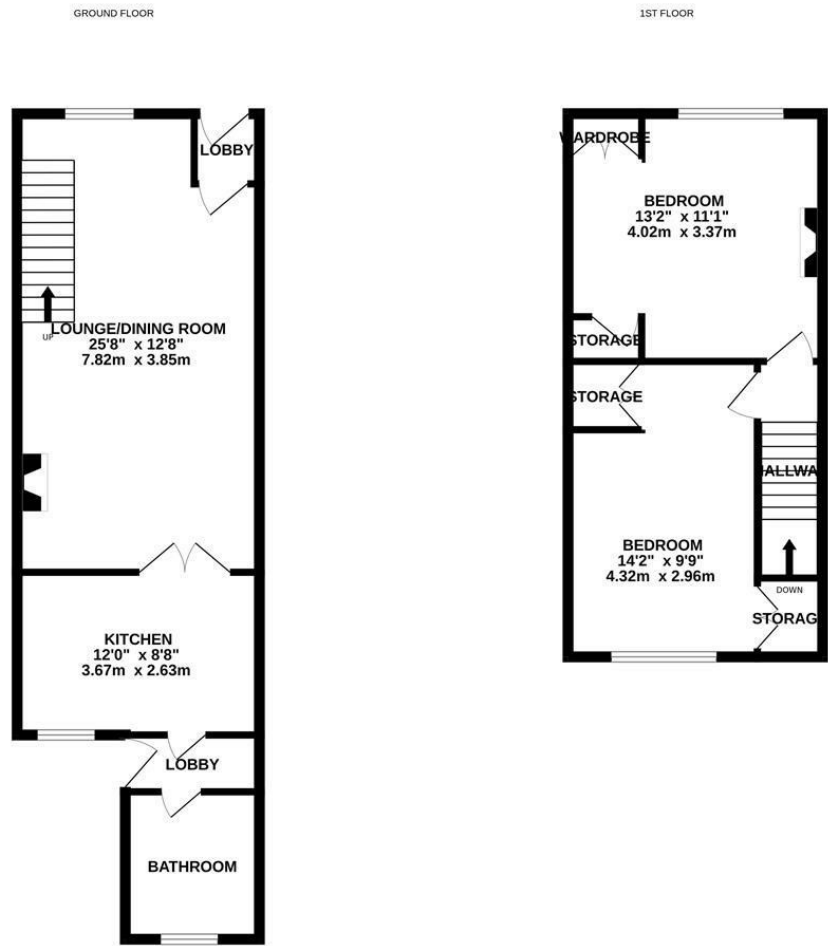
**LEASEHOLD**

No service or maintenance/service charges or restriction on years of the lease. It is called a peppercorn ground rent.

**PURCHASE OF FREEHOLD**

PLEASE CALL TO ENQUIRE FOR INFORMATION

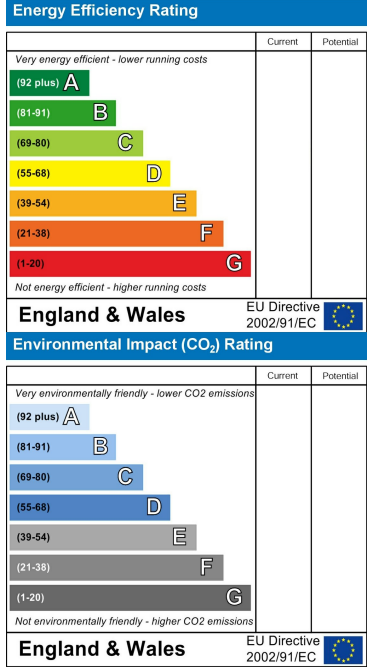
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.