# 54 Crombey Street, Gorse Hill, Swindon, Wiltshire, SN1 5QN

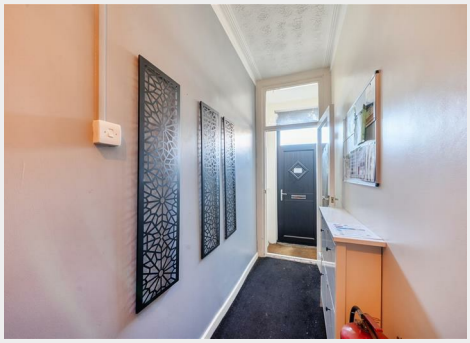
Auction Guide Price +++ £185,000













- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 16TH DECEMBER 2026
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- LEGAL PACK COMPLETE
- DECEMBER LIVE ONLINE AUCTION
- END OF TERRACE PERIOD PROPERTY
- 4 X SELF CONTAINED STUDIO FLATS
- SCOPE FOR £36,600 PA INCOME +
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – DECEMBER LIVE ONLINE AUCTION - An end of terrace PERIOD PROPERTY ( 1236 Sq Ft ) arranged as 4 x STUDIO FLATS with scope for £36,600 pa INCOME | Parking to rear.

# 54 Crombey Street, Gorse Hill, Swindon, Wiltshire, SN1 5QN

## Accommodation

**FOR SALE BY LIVE ONLINE AUCTION**
ADDRESS | 54, Crombey Street Gorse Hill, Swindon, Wiltshire, SN1 5QN

Lot Number 37

The Live Online Auction is on Wednesday 16th December 2026 @ 12:00 Noon
Registration Deadline is on Friday 11th December 2026 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can choose to bid by telephone, proxy or via your computer. Registration is a simple online process – please visit the Hollis Morgan auction website and click "REGISTER TO BID"

**THE PROPERTY**
A Leasehold end of terrace period property with accommodation ( 1236 Sq Ft ) arranged over 2 floors comprising 4 self contained studio flats with 2 x parking to the rear.
Sold subject to existing tenancies.

Tenure - Leasehold
Length of Lease - Residue of 999 years
Freehold - Option to buy @ £350 | Refer to legal pack
Ground Rent - 0.94p / 6 months
Council Tax - C
EPC - D | D | D | D
Parking - 2 x Off Street | Permit Parking

All utilities are on one Meter (Water, Gas and Electric). Coin operated electric sub-meters in each studio (each tenant pays for their Studios electric consumption via the coin meter).

**THE OPPORTUNITY**
RESIDENTIAL INVESTMENT | £36,600 pa

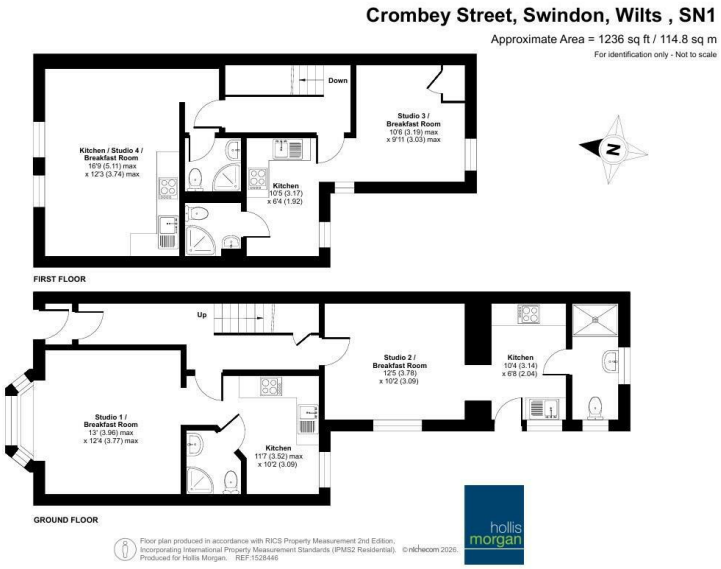
The property has been successfully let for many years and is arranged as 4 self contained studio flats.
Scope for £36,600 pa income once fully let.

**SCHEDULE OF INCOME**
Studio 1- In occupation for 10 + years | £650 pcm
Studio 2 – Vacant was £800 pcm | Will not be relet
Studio 3 - £800 pcm
Studio 4 - £800 pcm | Tenant has served notice to vacate.

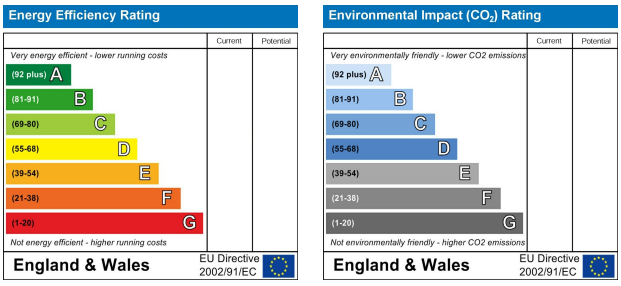
Please note the units are sold subject to existing tenancies which are converting to an Assured Periodic Tenancy effective 01/05/26, under the Renters Rights Act 2026

**LOCATION**
The property is located in the popular Gorse Hill area with a range of local amenities including independent shops, cafes, and just minutes to Swindon Station, Town Centre & Orbital Retail Park.

## Floor plan




## EPC Chart





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## Auction Property Details Disclaimer


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