



Canalside Cottage, High Street, Swindon, DY3 4NR

This locally listed detached cottage situated on the Canal front just off the High Street in Swindon, offers great opportunity to purchase a property in need of refurbishment but with planning permission granted for a two storey rear extension and rear access from the High Street. The property in brief comprises: entrance hall, lounge, kitchen dining room with pantry and rear porch, landing, three bedrooms and bathroom. Being ideally located within walking distance of Swindon Village this property is also offered with no upward chain.

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EXCLUSIVE

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Front of the Property

The cottage is situated overlooking the canal, has side access and a door leading to the entrance hall.

Entrance Hall

With a door to front, doors to various rooms and stairs to the first floor landing.

Lounge

15'8" x 12'1"

With a door leading from the entrance hall and double glazed windows.

Kitchen

15'8" x 12'5"

With a door leading from the entrance hall, stainless steel sink and drainer, double glazed windows to rear and front, doors to pantry and rear porch.

Pantry

7'2" x 2'11"

With a door from the kitchen and double glazed window to rear.

Rear Porch

With a door from the kitchen and double glazed door to rear garden.

Landing

With stairs leading from the entrance hall, doors to various rooms, double glazed window to rear and storage cupboard housing water tank.

Bedroom One

15'8" x 12'5"

With a door leading from the landing and double glazed windows.

Bedroom Two

13'1" x 7'2"

With a door leading from the landing and double glazed window to rear.

Bedroom Three

11'5" x 8'2"

With a door leading from the landing and double glazed window to front.

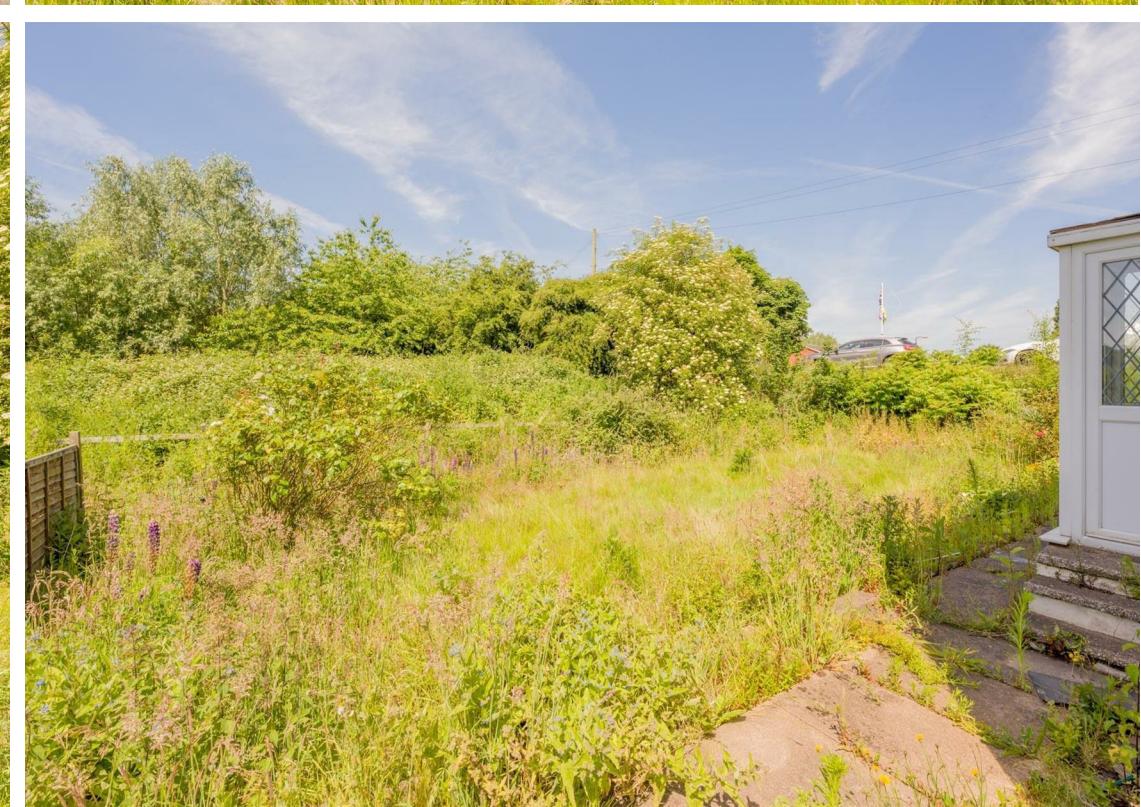
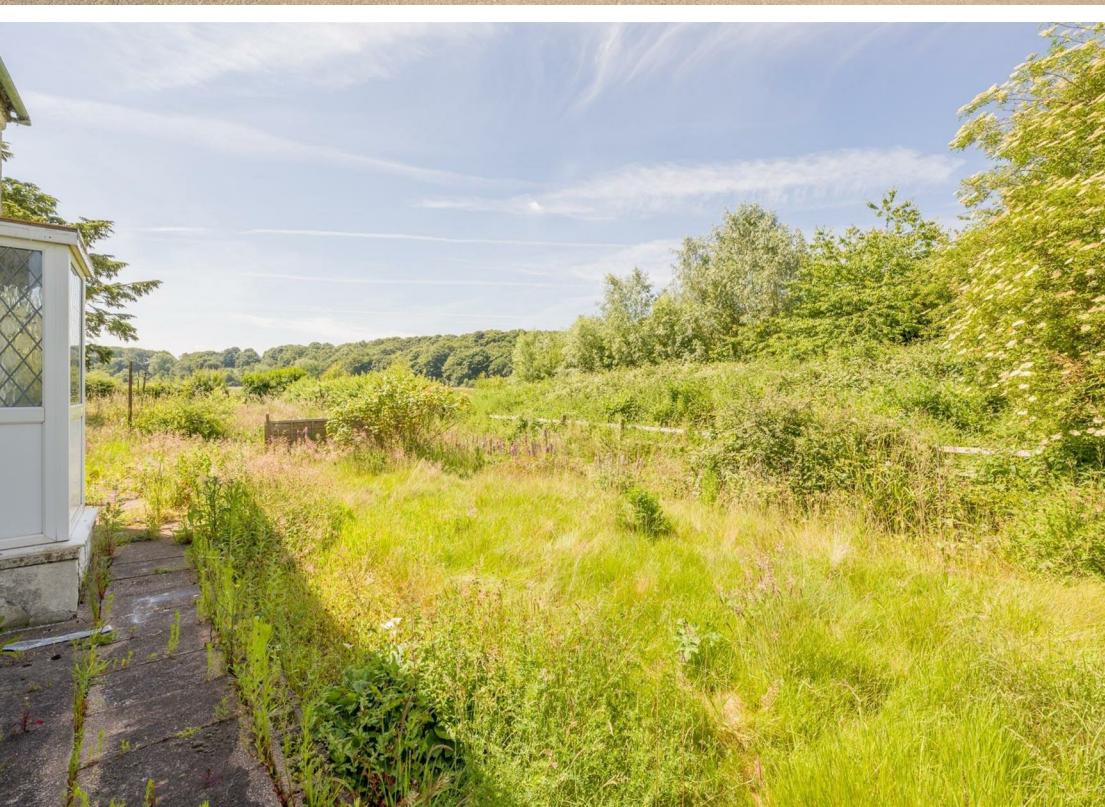
Bathroom

With a door leading from the landing, double glazed window to front, bath, WC and wash hand basin.

Garden

With access from the rear porch the rear garden is currently overgrown with shrubs, there is access to the front of the property and the planning permission allows access to the garden from the High Street.





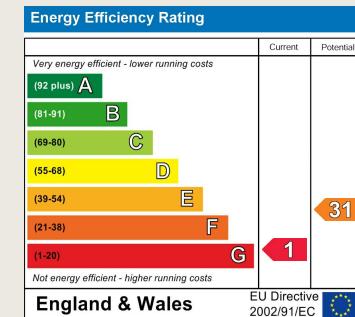


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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