Chappells
Estate Agents



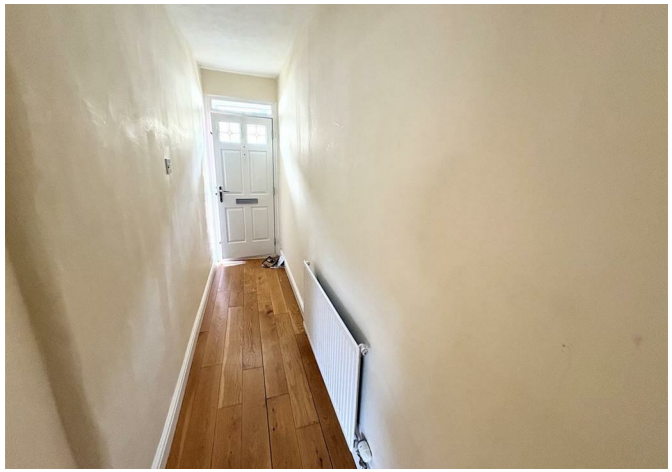

34 Western Street, Old Town, Swindon, SN1 3JR

Price Guide £200,000 Freehold

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# 34 Western Street, Old Town, Swindon, SN1 3JR

## Price Guide £200,000 Freehold

**New Instruction** THIS THREE BEDROOM TERRACED HOME IS BEING OFFERED FOR SALE WITH NO ONWARD CHAIN AND IS PRICED TO SELL! ACCOMMODATION INCLUDES AN ENTRANCE HALL, OPEN PLAN LOUNGE/DINER, KITCHEN, A GROUND FLOOR BATHROOM AND A CELLAR ROOM. THE FIRST FLOOR CONSISTS OF A LANDING & THREE GOOD SIZE BEDROOMS. TO THE REAR THERE IS A COURTYARD GARDEN WHICH ENJOYS MUCH PRIVACY. ON STREET PARKING IS AVAILABLE TO THE FRONT (PERMIT REQUIRED). THIS PROPERTY IS FREEHOLD AND BENEFITS FROM GAS CENTRAL HEATING AND DOUBLE GLAZING.

## Situation

Western Street is sought after residential road situated close to the heart of Old Town just a few minutes walk from all amenities including a choice of boutique shops, bars, restaurants, coffee shops, supermarket and leisure centre with pool and gym. The stunning Town Gardens with its bandstand, cafe and beautiful trees is within easy reach. Old Town has a choice of excellent primary schools and its own well regarded secondary school. Coate Water Country Park with its lake and various walks is also within easy reach and there are great access links through to both J15 & 16 of the M4 and the A419. Swindon offers a mainline railway station with service from London to Paddington in c.55mins.

- NO ONWARD CHAIN
- THREE BEDROOMS
- OPEN PLAN LOUNGE/DINER
- KITCHEN
- GROUND FLOOR BATHROOM
- COURTYARD GARDEN
- GAS CENTRAL HEATING
- CELLAR ROOM
- DOUBLE GLAZING
- OLD TOWN'S SPECIALIST AGENTS

Council Tax Band: C

## Viewing Arrangements

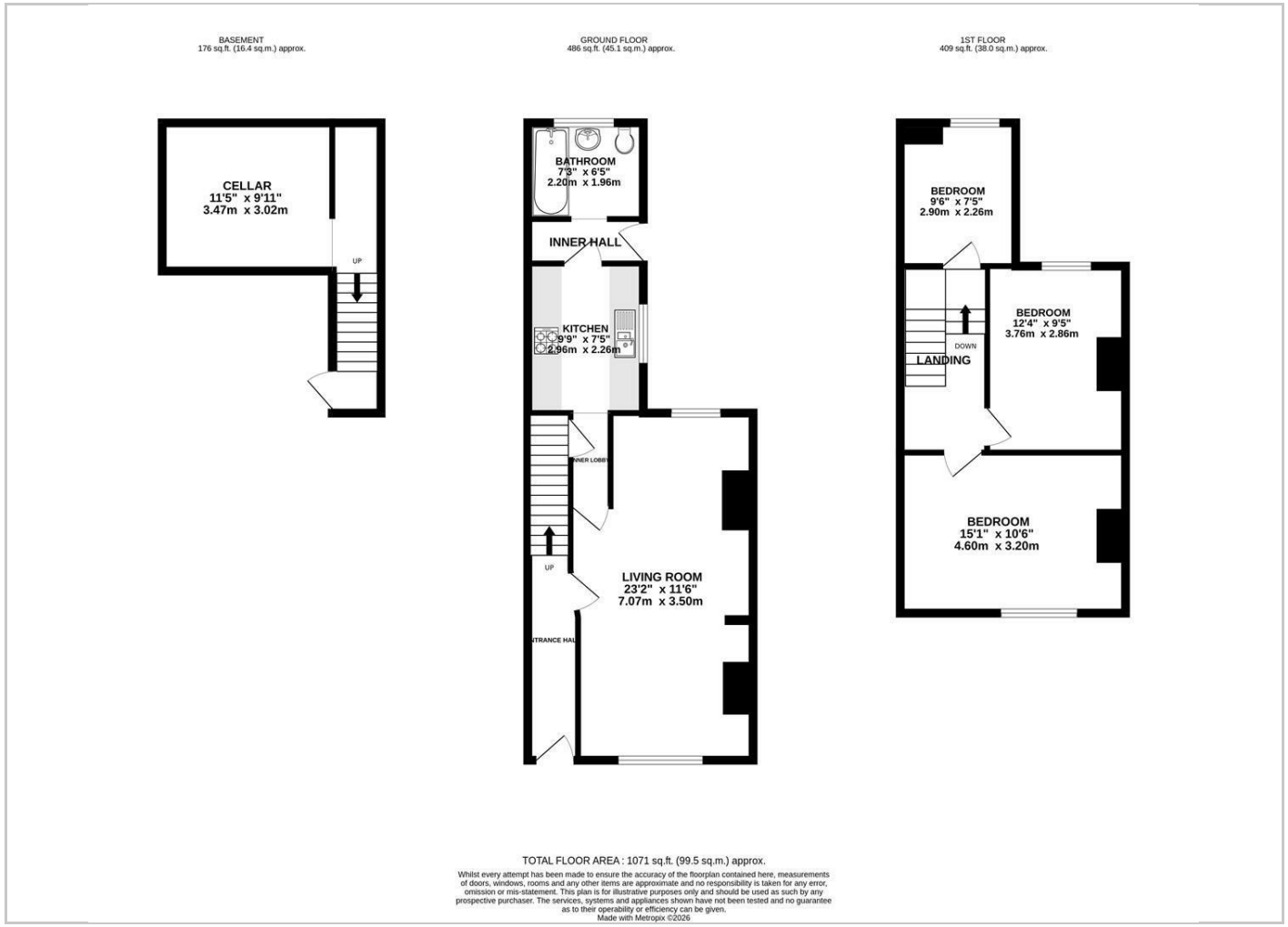
For an appointment to view, please call Chappells on 01793 618080 or email: sales@chappells.uk.com







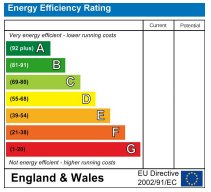
## Floor Plans




## Area Map




## Energy Performance 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.

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