



91 Edinburgh Street, Swindon, SN2 8DE

Guide Price £175,000 Freehold





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Two bedroom family home in need of refurbishment situated in the ever popular Gorse Hill area. Local amenities are well placed within easy walking distance and the property is available with no onward chain.

The ground floor offers a dining room overlooking the front aspect, family room, modern fitted kitchen and downstairs bathroom. Upstairs there are two generous double bedrooms, both include storage and the master includes a shower and wash basin.

Outside there is sizeable rear garden offering plenty of potential for improvement, there is also rear pedestrian access available.

## Situation

Edinburgh Street is a popular road situated in the Gorse Hill area of Swindon - approximately 1 mile from Swindon town centre and close to an abundance of amenities including a range of shops, pubs, primary and secondary schools, Greenbridge Retail Park and the McArthur Glen Designer Outlet. Swindon railway station is within easy reach providing access to London Paddington in 55 minutes and Junction 15 and 16 of the M4, A419 and A420 are close by.

- TWO BEDROOMS
- NO ONWARD CHAIN
- OVERLOOKING GREENERY
- GOOD SIZED REAR GARDEN
- SITING ROOM
- DINING ROOM
- KITCHEN
- CLOSE TO AMENITIES



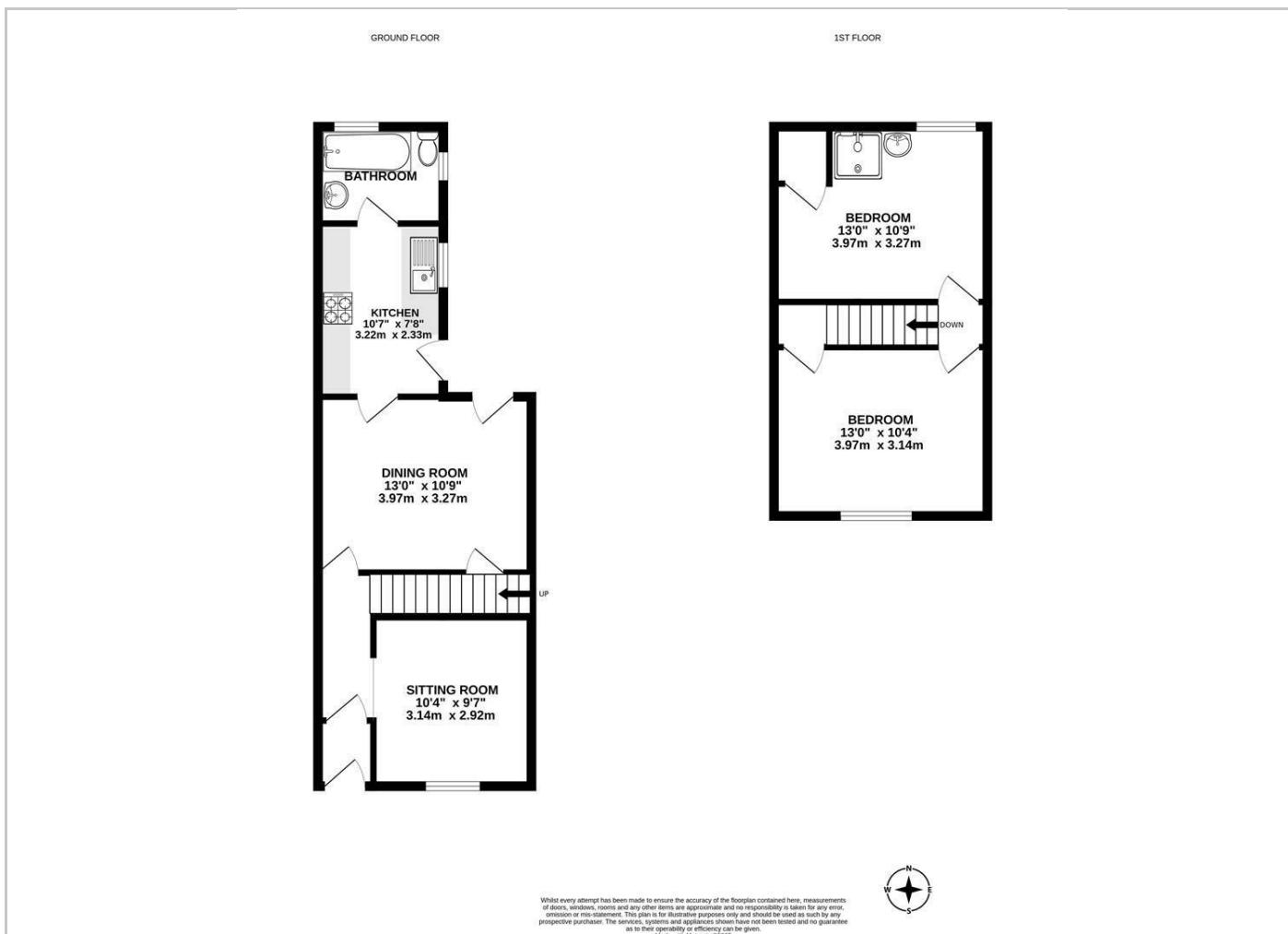
Council Tax Band: B

## Viewing Arrangements

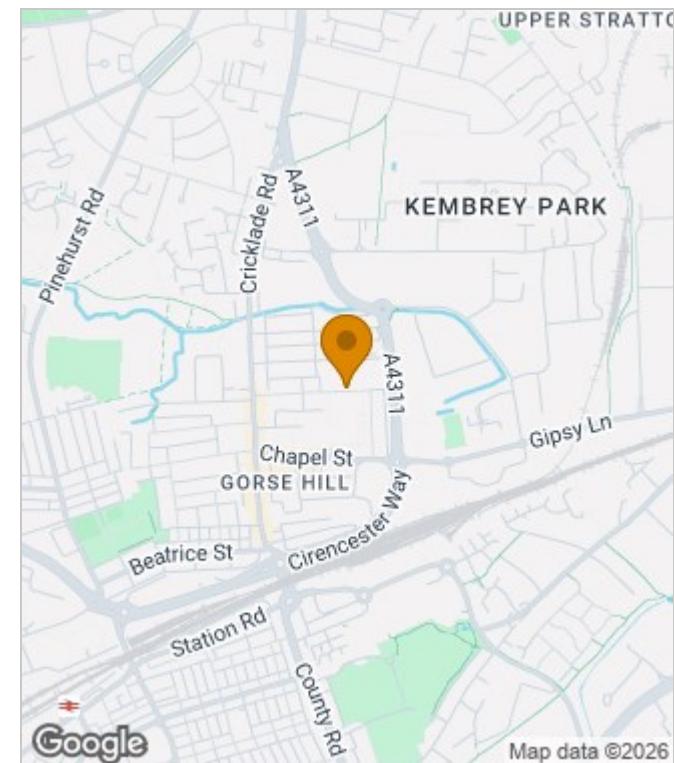
For an appointment to view please contact Chappells on 01793 618080 or [sales@chappells.uk.com](mailto:sales@chappells.uk.com).



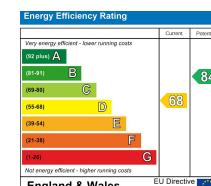
## Floor Plans



## Area Map



## Energy Performance Graph



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