

COUNTY ROAD

Town Centre, Swindon, Wiltshire SN1 2DY

PRIMARY
HOMES & LETTINGS

County Road, Town Centre, Swindon SN1 2DY

- INVESTORS ONLY
- Two Self Contained Flats
- Separate Title Deeds
- POTENTIAL HMO
- Five Bedrooms
- Four En-Suite Shower Rooms
- Off Road Parking For Several Vehicles
- Gas Central Heating
- Communal Rear Garden
- Excellent Location

Offers Over £325,000









INVESTMENT OPPORTUNITY – FOR INVESTORS ONLY

Primary Homes & Lettings are pleased to present this excellent opportunity to acquire a pair of self-contained flats, each held on separate title deeds, offering strong rental potential. The property also presents scope for conversion into a House in Multiple Occupation (HMO), subject to the necessary consents.

Ideally situated on County Road, the property enjoys a convenient location within easy walking distance of the town centre and railway station, making it particularly attractive to tenants.

The ground floor flat features a modern open-plan lounge, dining and kitchen area, a cloakroom, and two bedrooms, both benefitting from en-suite shower rooms.

The first floor flat offers a similar open-plan lounge, dining and kitchen layout, along with three bedrooms—two with en-suite shower rooms—and an additional separate shower room.

Externally, the property provides off-road parking for multiple vehicles and a low-maintenance rear garden. Further benefits include gas central heating and uPVC double glazing throughout.

Early viewing is strongly recommended to fully appreciate the potential on offer.

Notes
Top floor flat is currently vacant.

Bottom floor tenants are currently paying £900 pcm.

Sizes
Please note, all measurements of room sizes given are not guaranteed and figures are for guidance only.

Viewings
Strictly via our Swindon office telephone (01793) 641641.

Mortgages
If you would like independent mortgage advice please call Dan Spurr at Primary on (01793) 616617. Home visits available.

Money Laundering
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Tenure
We are advised that this property is freehold; however, prospective buyers should verify this information with their solicitor or legal representative.



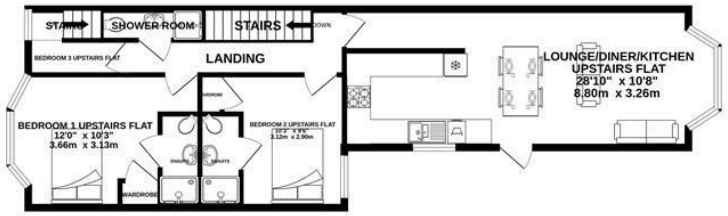




GROUND FLOOR
667 sq.ft. (62.0 sq.m.) approx.



1ST FLOOR
680 sq.ft. (63.1 sq.m.) approx.



2ND FLOOR
259 sq.ft. (24.0 sq.m.) approx.



TOTAL FLOOR AREA : 1606 sq.ft. (149.2 sq.m.) approx.

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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