

DIXON STREET

Old Town, Swindon, SN1 3PL

PRIMARY
HOMES & LETTINGS

Dixon Street, Old Town, Swindon SN1 3PL

- INVESTORS ONLY
- Two Self Contained Flats
- One Title Deed
- NO Tenant In Situ
- Off Road Parking For Two Vehicles
- HMO POTENTIAL (STPP)
- Three Bedrooms
- Gas Central Heating
- Excellent Location
- NO ONWARD CHAIN

Chain Free £300,000









*** INVESTORS ONLY *** We are pleased to present this excellent opportunity to acquire TWO SELF CONTAINED FLATS offered for sale on a single title. offering strong rental potential. The property also presents scope for CONVERSION into a HMO, subject to the necessary consents. Ideally situated on Dixon Street, the property enjoys a convenient location within easy walking distance of the town centre and railway station and Old Town. Property is set on four floors, flat 1 comprises of living room, kitchen/diner, two bedrooms, bathroom and W.C. Flat 2 comprises of lounge/diner, kitchen, bedroom and bathroom. Both properties also benefit from gas central heating and uPVC double glazing. Externally, the property provides off-road parking for two vehicles and a low-maintenance courtyard garden. An early viewing is highly recommended.

Entrance Hallway
Stairs to flat 2. Radiator.

Flat 1 (Ground Floor & Basement)

Living Room
uPVC windows to rear elevation. Stairs to basement level. Radiator.

Bedroom One
uPVC bay window to front elevation. Radiator.

Kitchen/Diner
uPVC door to rear. Wall and base units with rolled edge worktops. Stainless steel sink and drainer. Built in single oven. Gas hob with extractor hood over. Space and plumbing for washing machine and dishwasher. Space for fridge/freezer. Part tiled walls. Vinyl flooring. Vertical radiator.

Bedroom Two
uPVC window to front elevation. Storage cupboard. Radiator.

Bathroom
Obscured uPVC window to side elevation. White suite comprising of panelled bath with shower over and pedestal wash hand basin. Extractor fan. Shaving point. Part tiled walls. Radiator.

W.C
Obscured uPVC window to rear elevation. Low level W.C. Extractor fan. Storage cupboard.

Flat 2 (First & Second Floor)

Landing
uPVC window to rear elevation.

Hallway
Stairs to second floor.

Lounge/Diner
uPVC windows to front elevation. Radiator.

Kitchen
uPVC window to rear elevation. Wall and base units with rolled edge worktops over. Stainless steel sink and drainer. Built in single oven. Gas hob with extractor hood over. Space and plumbing for washing machine. Space for fridge/freezer. Part tiled walls. Radiator.

Bathroom
White suite comprising of panelled bath, pedestal wash hand basin and low level W.C. Extractor fan. Shaving point. Part tiled walls. Vinyl flooring. Radiator.

Landing (Second Floor)
uPVC window to rear elevation.

Bedroom
Two Velux windows to front and rear elevation. Eaves storage. Radiator.

Front
Path leading to storm porch.

Rear Garden
Enclosed by brick wall and timber fencing. Space for timber shed. Gated rear access to parking.

Parking
Off road parking for two vehicles with additional permit parking to the front.

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

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
In accordance with current Money Laundering Regulations, prospective purchasers will be required to provide proof of identity and address during the sales process. We appreciate your cooperation in providing the necessary documentation promptly to help ensure there are no delays in progressing the sale.



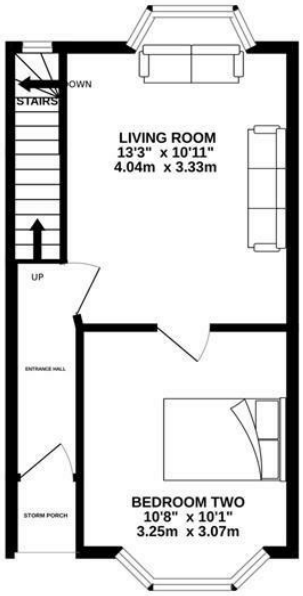




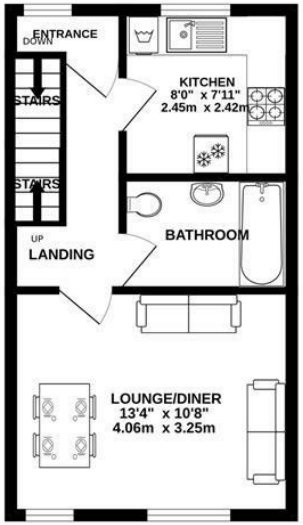
BASEMENT - FLAT 1
381 sq.ft. (35.4 sq.m.) approx.



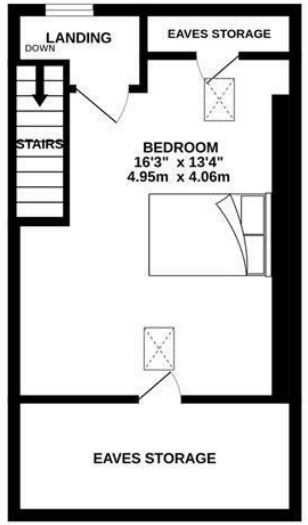
GROUND FLOOR - FLAT 1
336 sq.ft. (31.2 sq.m.) approx.



1ST FLOOR - FLAT 2
319 sq.ft. (29.7 sq.m.) approx.



2ND FLOOR - FLAT 2
307 sq.ft. (28.6 sq.m.) approx.



TOTAL FLOOR AREA : 1344 sq.ft. (124.8 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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