



**ERMIN STREET**

Lower Stratton, Swindon, SN3 4NL

**PRIMARY**  
HOMES & LETTINGS

## Ermin Street, Lower Stratton, Swindon SN3 4NL

- INVESTORS ONLY
- Self Contained Two One Bedroom Flats & One Bedroom Studio
- Current Let For £18,360 Per Annum
- Potential For Higher Yield
- NO ONWARD CHAIN
- Gas Central Heating To Two Flats
- Communal Rear Garden
- Excellent Location

**Chain Free £275,000**



\*\*\* INVESTORS ONLY \*\*\* Primary Homes & Lettings are delighted to present this excellent investment opportunity comprising of two self-contained flats and a studio apartment, all held under a single freehold title. Situated in the popular area of Lower Stratton, the property enjoys convenient access to local amenities and excellent transport links, including the A419 and A420. The ground floor flat offers a lounge/diner, kitchen, and bathroom, with direct access to the communal rear garden. The first floor flat features a living room, kitchen/breakfast room, bedroom, and bathroom. The second floor studio apartment comprises an open-plan living/bedroom area, kitchen, and bathroom. The ground and first floor apartments are served by gas central heating, while the second floor studio benefits from electric heating. Further advantages include a communal enclosed rear garden and a useful storage cupboard on the first floor. Early viewing is highly recommended to appreciate the full potential of this investment opportunity.

#### **Communal Entrance**

Door to rear garden. Stairs to first floor.

#### **FLAT ONE**

##### **Lounge/Diner**

uPVC window to front elevation. Feature fireplace. Laminate flooring. Radiator.

##### **Kitchen**

uPVC door and window to rear elevation. Gloss wall and base units with rolled edge worktops over. Stainless steel sink and drainer with half bowl. Built in single oven. Induction hob with extractor hood over. Space and plumbing for washing machine. Space for fridge/freezer. Part tiled walls. Vinyl flooring.

##### **Bedroom**

uPVC window to front elevation. Radiator.

##### **Bathroom**

White suite comprising of built in shower, pedestal wash hand basin and low level W.C. Extractor fan. Part tiled walls. Vinyl flooring. Radiator.

#### **First Floor**

Storage cupboard. Stairs to second floor. Understairs cupboard.

#### **FLAT TWO**

##### **Living Room**

uPVC window to front elevation. Feature fireplace. Laminate flooring. Radiator.

##### **Kitchen/Breakfast**

Two uPVC windows to front elevation. White wall and base units with rolled edge worktops over. Stainless steel sink and drainer. Freestanding cooker. Space and plumbing for washing machine and dishwasher. Space for fridge/freezer. Part tiled walls. Laminate flooring. Radiator.

##### **Bedroom**

Two uPVC windows to rear elevation. Radiator.

#### **Bathroom**

Obscured uPVC window to rear elevation. White suite comprising of built in shower, wash hand basin with cupboard under and low level W.C. Part tiled walls. Vinyl flooring. Radiator.

#### **Second Floor**

uPVC window to rear elevation.

#### **FLAT THREE (STUDIO)**

##### **Kitchen**

uPVC window to landing. Wall and base units with rolled edge worktops over. Stainless steel sink and drainer. Freestanding cooker. Space and plumbing for washing machine. Space for undercounter fridge. Part tiled walls. Vinyl flooring. Electric heater.

##### **Living Room/Bedroom**

uPVC window to rear elevation. Eaves storage. Electric heater.

##### **Bathroom**

Obscured uPVC window to rear elevation. Suite comprising of built in shower, pedestal wash hand basin and low level W.C. Fully tiled walls. Laminate flooring. Electric heater.

##### **Communal Rear Garden**

Enclosed by timber fencing. Patio area with path leading to laid to lawn. Door to communal hallway.

##### **Rent**

Flat 1 - £600 PCM

Flat 2 - £520 PCM

Flat 3 - £410 PCM

##### **Notes**

All tenants pay their own Council tax and gas/electric. The landlord currently pays for the water (current charge is £127.54 a month).

##### **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**

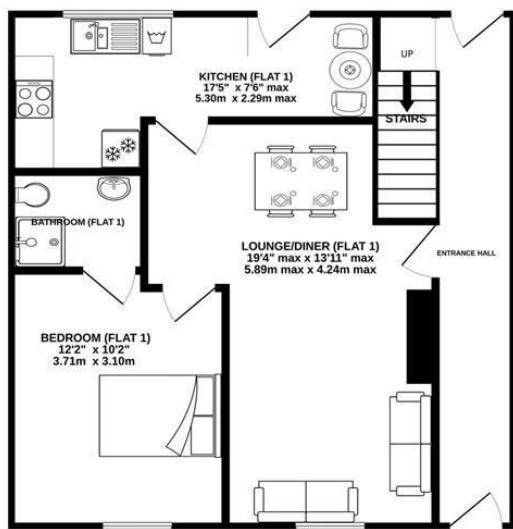
If you would like independent mortgage advice please call Dan Spurr at Primary on (01793) 616617. Home visits available.

##### **Money Laundering**

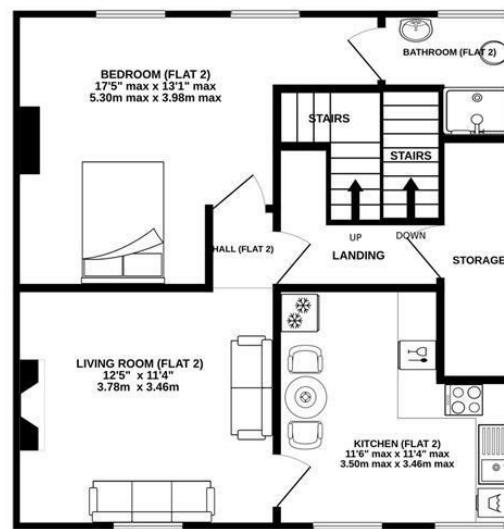
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



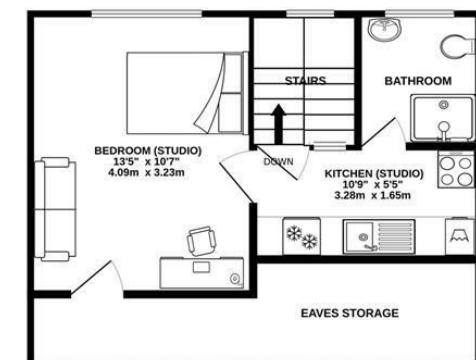
GROUND FLOOR  
578 sq.ft. (53.7 sq.m.) approx.



1ST FLOOR  
578 sq.ft. (53.7 sq.m.) approx.



2ND FLOOR  
357 sq.ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA : 1513 sq.ft. (140.5 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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