



richard  
james

40 Wavell Road, Pinehurst, Swindon, Wiltshire, SN2 1LB

Asking Price £180,000



## IN A NUTSHELL

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\*\*\* AVAILABLE FOR CASH BUYERS ONLY \*\*\*

This three bedroom semi-detached property is located on Wavell Road in the Pinehurst area and would be ideal for a family or investment purchaser.

This generously sized home is well positioned overlooking a green and would require some modernisation.

The ground floor living accommodation comprises; Entrance porch, a spacious lounge/dining room leading to the kitchen/diner offering a view to the rear.

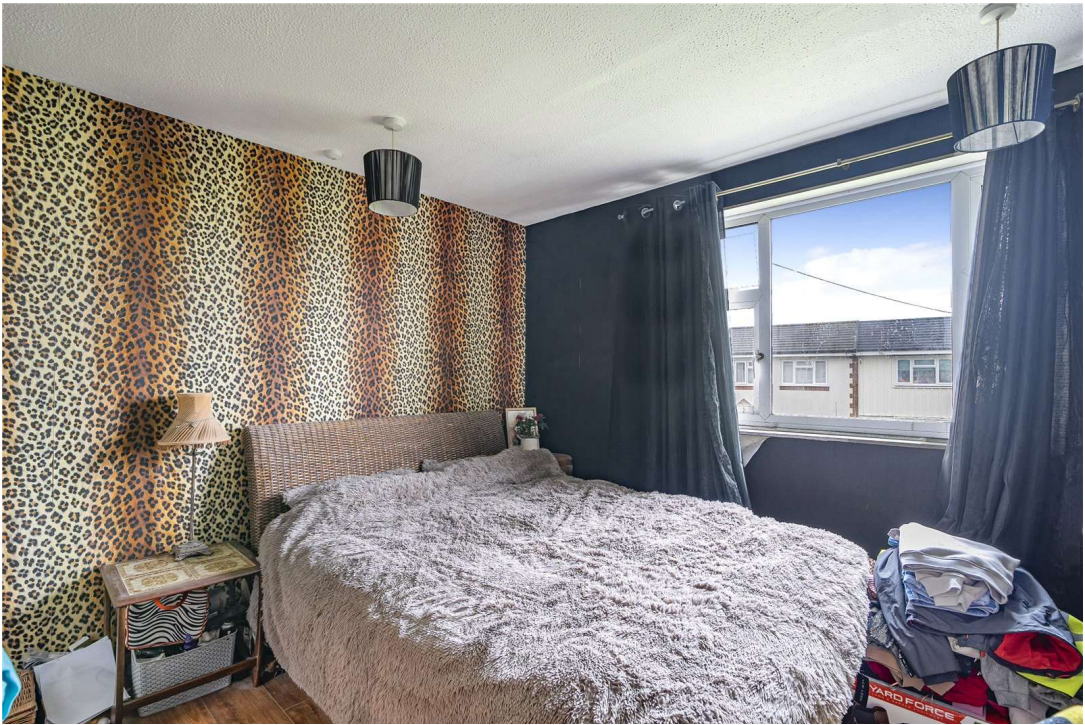
The first floor offers; first floor landing, a generous main bedroom with fitted storage, a large second bedroom, bedroom three plus the family shower room.

To the rear is an enclosed rear garden with a patio leading to a generous lawn. There is also a storage shed.

THIS PROPERTY IS OF A NON STANDARD CONSTRUCTION.

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**EPC - D**



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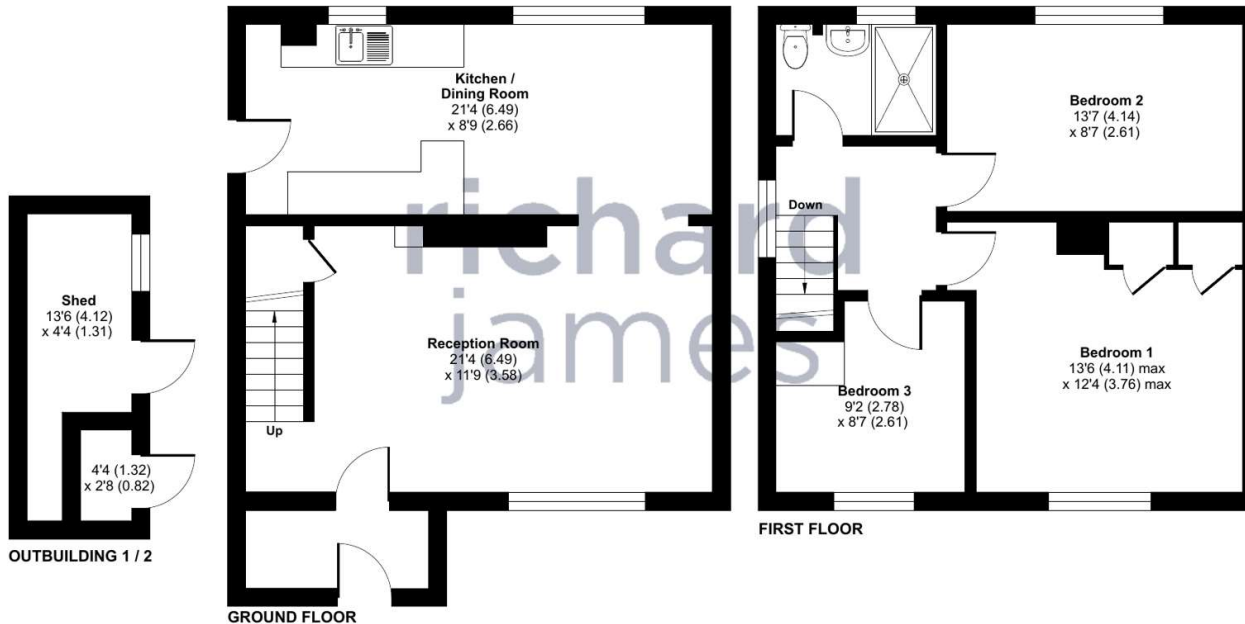
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Approximate Area = 947 sq ft / 87.9 sq m  
Outbuildings = 61 sq ft / 5.6 sq m  
Total = 1008 sq ft / 93.6 sq m  
For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n3checom 2024. Produced for Richard James. REF: 1121629

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- All Measurements are approximate.

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