

richard
james



90 Eastcott Hill, Old Town, Swindon, SN1 3JF

Asking Price £250,000



IN A NUTSHELL



This three bedroom terrace property is well located in the heart of Old Town and would be ideal for a range of buyers due to its good condition throughout, its generous room sizes and its superb location just a short walk from Old Town's many shops, bars, pubs, cafe's and eateries.

The ground floor living accommodation comprises; entrance porch, a spacious lounge/dining room, a modern kitchen, inner lobby and a modern bathroom.

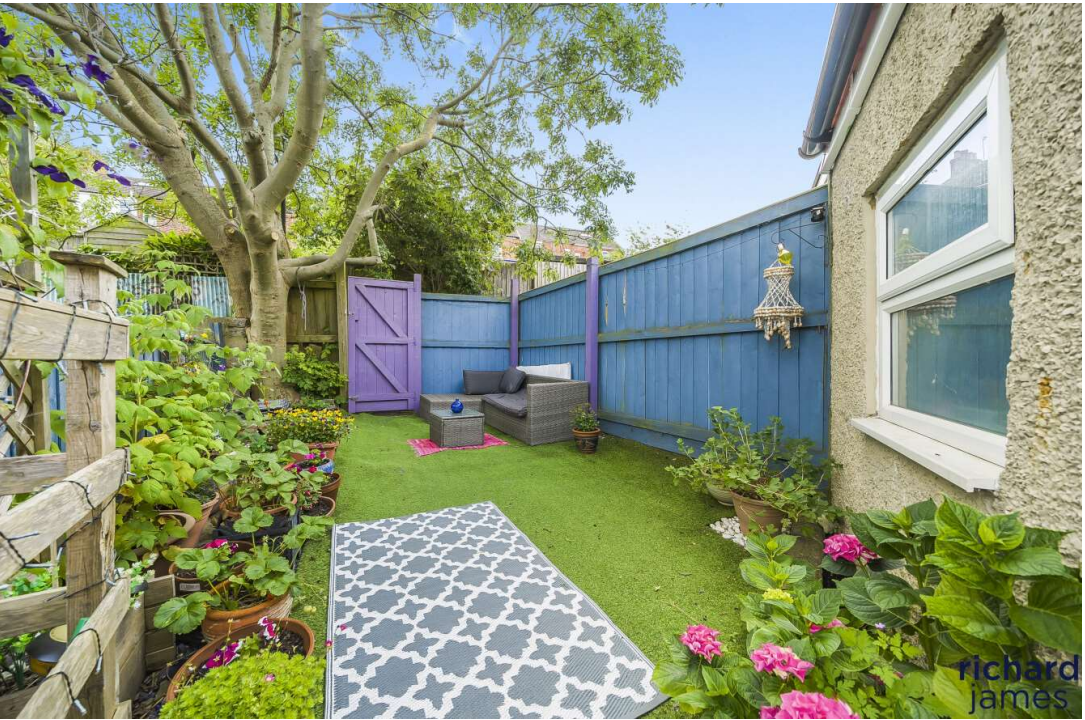
The first floor offers' first floor landing, a large main bedroom, the second bedroom which offers fitted wardrobes and access to the second floor.

The second floor comprises; a good sized third bedroom that offers plenty of eaves storage.

To the rear is an enclosed rear garden which is well maintained and has an artificial turf lawn offering an ideal seating and barbecue area.

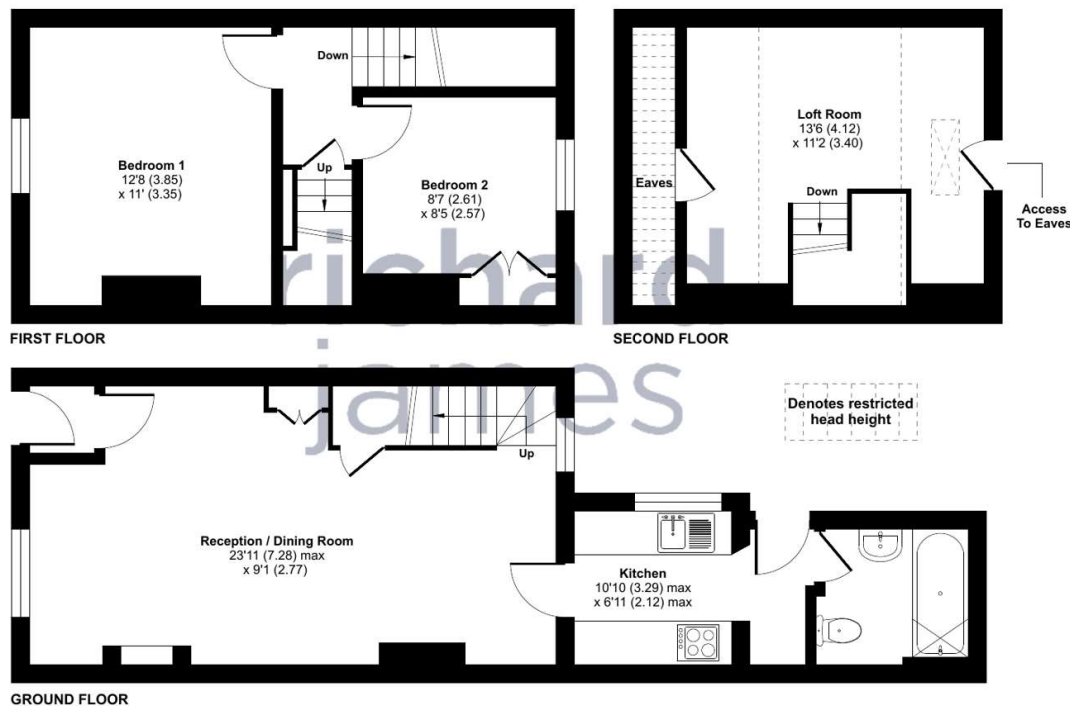
EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	70	75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	





Approximate Area = 805 sq ft / 74.7 sq m
Limited Use Area(s) = 122 sq ft / 11.3 sq m
Total = 927 sq ft / 86 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). © nchecon 2024. Produced for Richard James. REF: 1154300

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1. These sales and particulars do not constitute any part of an offer of contract, and are for the guidance of prospective purchasers only and should not be relied on as statements of fact.
2. No representations are made in these particulars as to the condition of the property or as to whether any service or facilities are in good working order.
3. All Measurements are approximate.

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