



**62 Argyle Street, Gorse
Hill, Swindon, SN2 8AR**

- End Terrace House
- Two DOUBLE Bedrooms
- Immaculate Condition
- Lounge/Diner
- Kitchen/Breakfast
- Bathroom
- 51FT Rear Garden
- Garage & Workshop
- Ideal First Time Buy Or Investment
- Excellent Location

£179,995



IDEAL FIRST TIME BUY OR INVESTMENT. We are pleased to offer this IMMACULATE two DOUBLE bedroom end terrace house which has been tastefully modernised by the current owners. Accommodation comprises of entrance porch, lounge/diner, kitchen/breakfast, bathroom and two bedrooms. Property also benefits from a 51ft rear garden, garage and workshop, uPVC double glazing and gas central heating. Located in Gorse Hill within walking distance to all local amenities, schools and town centre. Viewing is highly recommended.

Entrance Porch

Composite front door. Obscured uPVC window to front elevation. Radiator. Door to lounge/diner.

Lounge/Diner

uPVC window to front elevation. Stairs to first floor. Inset ceiling lights. Two radiators.

Kitchen/Breakfast

Obscured uPVC window to side elevation. Matching wall and base units with rolled edge worktops over. Stainless steel sink and drainer with mixer tap. Built in single oven. Gas hob with extractor over. Space and plumbing for washing machine. Space for fridge/freezer. Part tiled walls. Tiled flooring. Inset ceiling lights. Radiator. Door to rear lobby.

Rear Lobby

uPVC door to rear garden. Tiled flooring. Radiator.

Bathroom

Obscured uPVC window to rear elevation. White suite comprising of panelled bath with shower over, pedestal wash hand basin and low level W.C. Extractor fan. Fully tiled walls. Tiled flooring. Radiator.

First Floor

Bedroom One

uPVC window to front elevation. Loft access. Inset ceiling lights. Radiator.

Bedroom Two

uPVC window to rear elevation. Airing cupboard housing combi boiler. Inset ceiling lights. Radiator.

Outside

Front

Enclosed by garden wall with gated entrance to front door. Outside light.

Rear Garden

Fully enclosed by garden wall. Paved patio with step leading to raised lawned area with low maintenance shrub border. Path leading to garage and workshop. Gated side access. Outside light and tap. South West facing.

Garage & Workshop

33 x 10'8

Garage - Up and over garage door. Light and power. Door and window to workshop.

Workshop - Door and window to rear garden. Light and power.

Notes

Current owners have lived in the property for 10 years. Boiler is 3 years old and serviced yearly.

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 Primary Mortgage Centre on (01793) 616617. Home visits available.

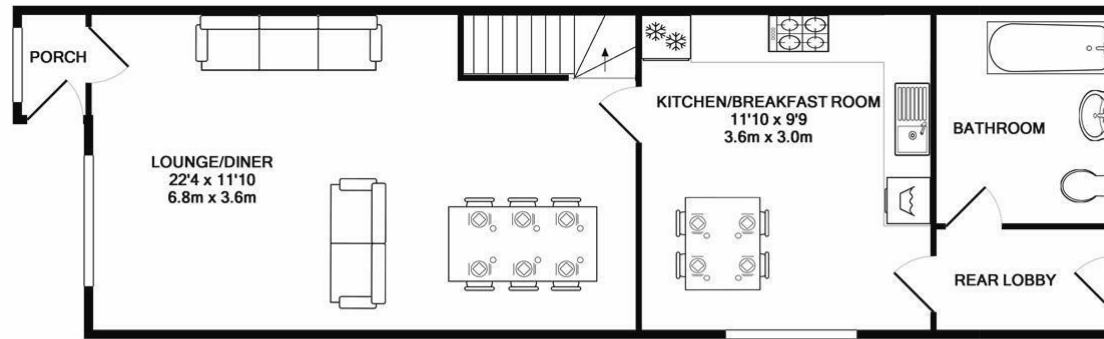
Money Laundering

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.

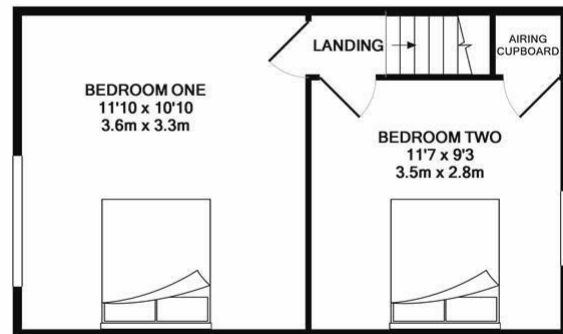


PRIMARY HOMES & LETTINGS

Tel: 01793 641 641



GROUND FLOOR



1ST FLOOR



FOR ILLUSTRATION ONLY

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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