



CHARLES HARDING

ESTATE AGENTS • VALUERS • PROPERTY MANAGEMENT

Abbey View Road

Swindon

SN25 3DN

Offers in excess of £190,000

48 Abbey View Road, Swindon, Wiltshire, SN25 3DN

A well-maintained and spacious Three-bedroom Terraced home, situated in the popular Moredon area of North Swindon. The property offers excellent potential for modernisation, making it an ideal opportunity for a first-time buyer looking for a project or a buy-to-let investor.

The accommodation comprises an entrance hall, Spacious L-shaped Living/Dining room, fitted kitchen and a useful storeroom.

To the first floor are Two well-proportioned Double Bedrooms, along with a good-sized Single Bedroom.

The property has gas available, although there is currently no central heating, and also benefits from uPVC double glazing.

Externally, the property features well-maintained gardens to both the front and rear. The rear garden benefits from road access and, subject to the necessary planning permissions, may offer potential to create a garage or provide off-road parking.

The property is conveniently located close to local schools, shops and a range of amenities. There are also excellent transport links providing easy access to Swindon Town Centre and the North Swindon Orbital Centre.

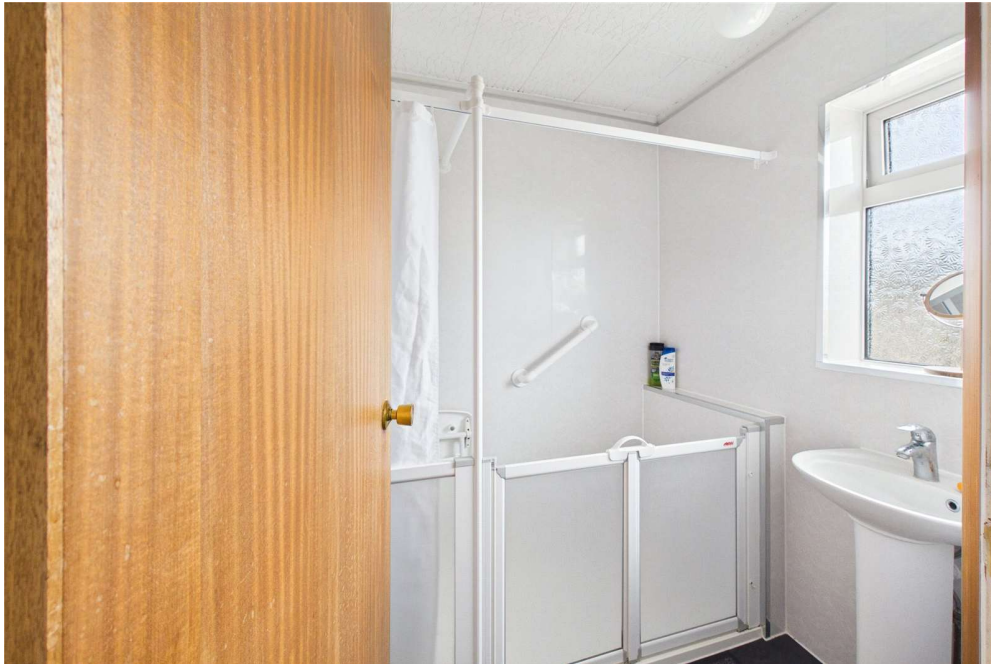
This property offers a fantastic opportunity for those seeking a home with scope to improve.

The property is offered with NO ONWARD CHAIN and an internal viewing is recommended.

Council Tax Band – B
EPC Rating - G







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G	14 G	

Charles Harding Estate Agents - Gorse Hill

71 Cricklade Road
Gorse Hill
Swindon
SN2 1AA

T: 01793 535872

E: gorsehill@charles-harding.co.uk

www.charles-harding.co.uk



Charles Harding Estate Agents Ltd. Registered in England and Wales.
Registered Office: 37 Wood Street, Old Town, Swindon, SN1 4AN

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.