



12 Poulton Street, Gorse Hill, Swindon, SN2 1BH

Guide Price £260,000

A Spacious and Extended Three-Bedroom Terraced Home Offering Excellent Potential in the Sought-After Gorse Hill Area of Swindon, whilst requiring modernisation, the property presents a fantastic opportunity for buyers looking to put their own stamp on a home with excellent potential.

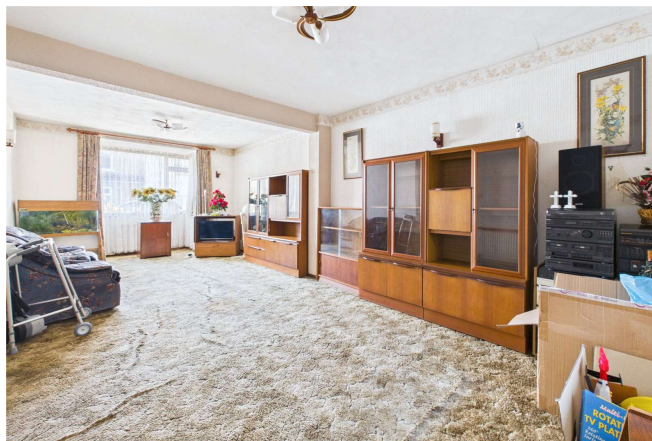
The accommodation comprises: Porch, Entrance Hall, bay-fronted Living Room, separate Dining Room, a larger-than-average Kitchen/Dining Room and a ground floor family Bathroom.

To the first floor, the property benefits from Three generously sized Double Bedrooms, with the master bedroom being the full width of the property.

Externally, the property boasts an enclosed Rear Garden, mainly laid to lawn with rear access offering the potential for off-street parking.

Although the property would benefit from modernisation, an early viewing is highly recommended to fully appreciate the space, potential and possibilities this property has to offer.

Council Tax Band - C







Floor 0



Floor 1



Approximate total area⁽¹⁾

120.4 m²
1294 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Disclaimer: While we have made every effort to make our sales particulars reliable and accurate, please be aware that they are only a general guide to the property and do not form part of any contract or offer. We suggest that any prospective buyer gains verification from their solicitor. Measurements and Services: The approximate room sizes on these details are intended as a guide only and the buyer is advised to verify the dimensions carefully before legal completion. Please note that CHARLES HARDING ESTATE AGENTS have not tested any of the equipment or appliances in this property and cannot verify that they are in working order.

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