





Viewing on this property is very much recommended. 173 Ermin Street, is a deceptively spacious stone built three bedroom mid terrace cottage. There is off-street parking to the front and a good size secure garden to the rear. The garden is both terraced and lawn. There is side access gate into the garden.

The property is accessed either through the front door or the sliding doors into the dining room via the garden. The front door leads into a large sitting room with exposed beams and a fireplace with a gas stove. The sitting room opens to the dining room area which has sliding double glazed doors and stone floors. Past the dining room there is a useful area housing cupboards. The kitchen is located to the right and benefits from stone floors, a range cooker set inside a former fire place, solid oak worktops and fitted units. The owners are having a new kitchen installed in January 2017. Please enquire for further details.

There is a large attractive ground floor bath and shower room with stone flooring and tongue and groove paneling.

On the first floor is the smaller double bedroom as well as a larger double bedroom with an attractive Victorian iron fire surround, exposed stone walling, fitted shelving and a recess for a double wardrobe.

The second floor has a large double bedroom with ample storage in the eaves. There is an additional shower room and WC adjacent to this bedroom.

Ermin Street is perfectly situated for easy access for shops and other amenities with Swindon centre only being approximately 3 miles. The Grange junior School is just a



short walk from the property along with several others in the area. There is a popular park just a short walk from the property.

Both Oxford and Marlborough can also be easily reached. Bus and train services from Swindon, Hungerford and Dicot have direct lines to London Paddington and other major centres.

Junction 15 of the M4 is approximately 4 miles providing access to the west (Bath/Bristol and the M5) and to the East (Newbury/Reading and London).

DISCLAIMER

These particulars have been prepared with the utmost care but their accuracy including text, measurements, photographs and plans is for the guidance only of prospective purchasers and must not be relied upon as statements of fact. Their accuracy is not guaranteed. Descriptions are provided in good faith representing the opinion of the vendors' agents and should not be construed as statements of fact. Nothing in these particulars shall be deemed to imply that the property is in good condition or otherwise, nor that any services, facilities, fixtures and fittings are in good working order. These particulars do not constitute part of any offer or contract.

Every effort has been taken to ensure that all statements contained within these particulars are factually correct. However, if applicants are uncertain about any relevant point, they are advised to ring this office for clarification. By doing so they may save themselves an unnecessary journey. All measurements given are approximate and are wall to wall unless stated otherwise.

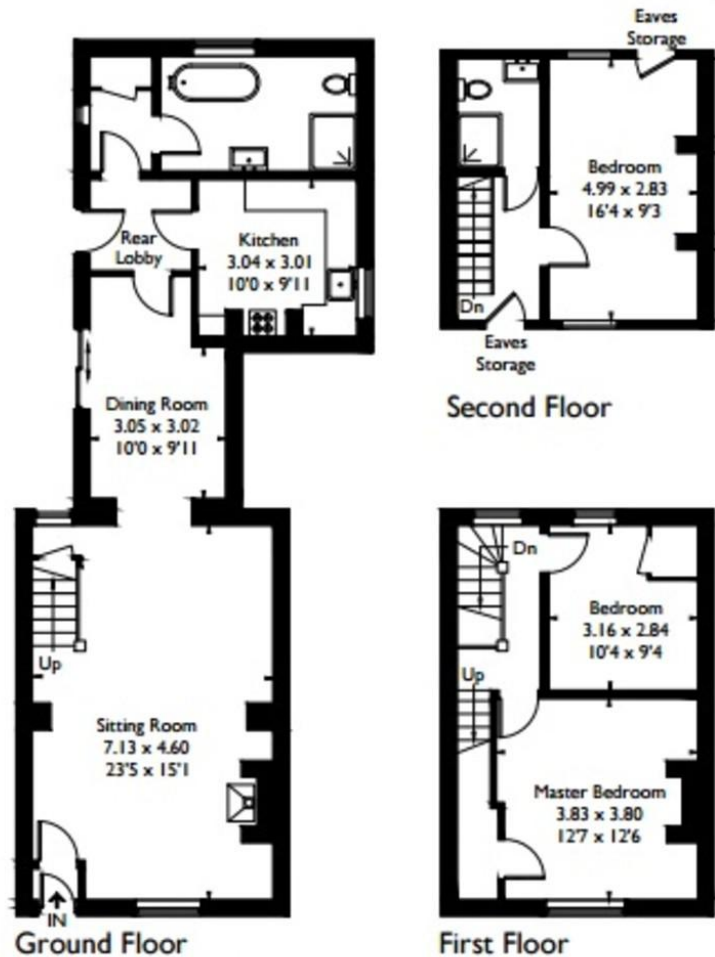


Viewing strictly through sole agents Kidson-Trigg 01793 781937



173 Ermin Street, Swindon, SN3 4NH

Approximate Gross Internal Area = 125.9 sq m / 1355 sq ft



FLOORPLANZ © 2016 0645 6344060 Ref: 179567

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



- Spacious characterful stone built house
- Period features
- 3 bedrooms 2 bathrooms
- Off-street parking
- Secure rear walled garden
- Convenient and popular location
- Good size patio
- Double Glazing
- Lawn area
- Gas central heating