



**3 bed terraced house to buy in**  
Eastcott Hill, Swindon, Wiltshire, SN1 3JF

**£185,000** Starting Bid

 x3  x1  x1

Tenure  
**Freehold**

Permit Parking parking

**Property features**

- ✓ BEING SOLD VIA SECURE SALE ONLINE BIDDING - T&Cs APPLY
- ✓ Three Bedrooms - x2 Double
- ✓ Open Plan Living Area
- ✓ Enclosed Rear Garden
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

## Arrange a viewing

Felix Keene  
Branch Manager  
South West Auction

023 8251 4032  
southwest@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £185,000

A very well presented and deceptively spacious three-bedroom terraced home, ideally situated within the highly sought-after Old Town area of Swindon.

Offering generous and versatile living accommodation throughout, the property briefly comprises an entrance porch leading into an impressive c.23ft sitting/dining room, providing an excellent space for both relaxing and entertaining. The fitted kitchen comes complete with white goods included, whilst a rear lobby and modern ground floor bathroom with shower over bath complete the downstairs accommodation.

To the first floor, the property benefits from three well-proportioned bedrooms, including two doubles and a comfortable single bedroom, ideal for a child's room, home office or guest accommodation.

Externally, the property enjoys a fully enclosed rear garden, offering a private outdoor space perfect for entertaining and summer enjoyment.

Conveniently located within walking distance of Old Town's excellent range of shops, bars, cafes and local amenities, this charming home would make an ideal first-time purchase, investment opportunity or family home. Early viewing is highly recommended.

Council Tax Band: B

Tenure: Freehold

Price: Starting Bid £185,000

Property Type: Terraced House

Parking: Permit Parking

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

### Ground Floor

Approx. 44.4 sq. metres (478.2 sq. feet)



### First Floor

Approx. 32.1 sq. metres (345.0 sq. feet)



Total area: approx. 76.5 sq. metres (823.3 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Eastcott Hill, Swindon, Wiltshire, SN1 3JF

Contact your local branch today for more information on this property:

**Mercantile House Kingfisher Way Silverlink Business Park, Wallsend, Wallsend, Wallsend, NE28 9NY,**  
**Tel: 023 8251 4032, southwest@pattinson.co.uk, www.pattinson.co.uk**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

