

Shelley Street, Old Town, Swindon,  
Wiltshire, SN1 3PN

\*\*\*Available Mid April\*\*\*

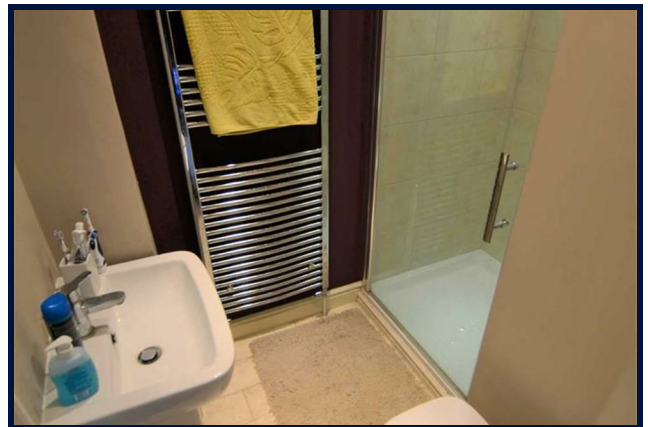
This well presented 3 bedroom Victorian mid terrace home located in the popular Old Town, area offering two receptions, modern fitted kitchen, two bathrooms, ground floor cloakroom and large cellar room.

The accommodation comprises of an entrance porch, hallway, 11ft lounge, 12ft dining room, 9ft re-fitted kitchen, 5ft utility and cloakroom on the ground floor, whilst the first floor is home to the re-fitted family bathroom, three bedrooms with the master boasting a re-fitted shower room. the property does offer a cellar which is current split into three sections.

- AVAILABLE END OF MARCH
- Three Bedrooms
- Large Cellar
- 11ft Lounge
- 12ft Dining Room
- 9ft Re-fitted Kitchen
- Two Bathrooms
- Ground Floor WC
- EPC Rating: C

£925 Per Calendar Month





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		69	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Council Tax Band: B

Tenure:

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.

We very much hope that you have just viewed the home of your dreams and are ready to put an offer forward to secure the property.

First, call us on 01793 611677 to put forward your offer, remember, putting forward your best offer will increase the chances of your offer being accepted and the property being taken off the market right away.

Secondly, in line with anti-money laundering laws we must see proof of your ID and address, and you will be required to speak to our mortgage advisors in order to qualify your position and put your offer forward to the seller in the best possible light.



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