



38 Dover Street, Swindon

Swindon

£120,000



# 38 Dover Street

Swindon, Swindon

Spacious first floor maisonette located in Old Town offered to market with tenant-in-situ. Spacious living room, separate fitted kitchen, large double bedroom and bathroom.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- SOLD WITH TENANT IN SITU
- POTENTIAL TO CREATE AN ADDITIONAL FLAT (subject to relevant permissions)
- 99 YEARS REMAINING ON LEASE
- PEPPERCORN GROUND RENT
- OLD TOWN LOCATION
- FIRST FLOOR MAISONETTE
- PRIVATE ENTRANCE
- ELECTRIC HEATING



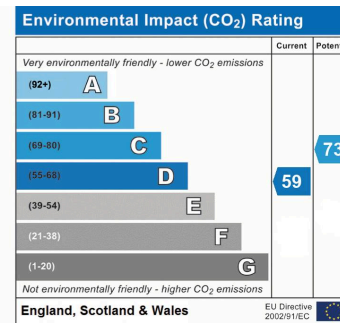
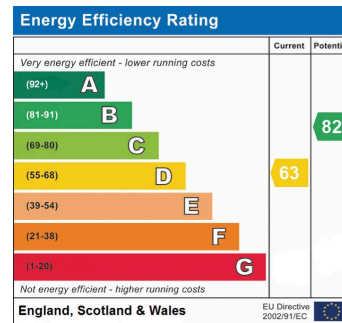




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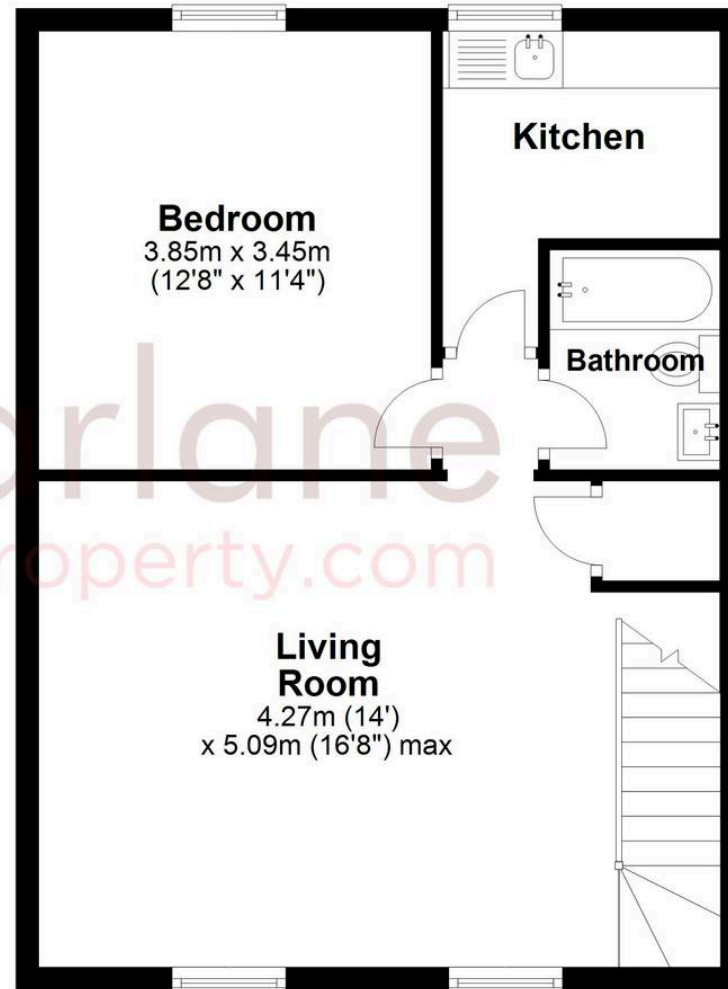
Swindon, Swindon

McFarlane Sales & Lettings are delighted to offer this spacious first floor maisonette located in the popular Old Town area. Located just walking distance from local shops, bars and other amenities, this property briefly comprises of entrance hall leading to first floor, spacious living room, separate fitted kitchen, one large double bedroom and a fitted bathroom with shower over bath. Further benefits include electric heating, private entrance, double glazing throughout, potential to develop the roof space into an additional one bedroom flat (subject to freehold/ statutory consents, please see attached plans which have been discussed with the freeholder), and permit parking may be available. Council Tax Band: A EPC Rating: D. Tenant in situ paying £775pcm.



## First Floor

Approx. 49.3 sq. metres (530.4 sq. feet)



## Ground Floor

Approx. 3.8 sq. metres (41.0 sq. feet)



Total area: approx. 53.1 sq. metres (571.4 sq. feet)

## McFarlane Sales & Lettings

McFarlane Sales & Letting Ltd, 28-30 Wood Street - SN1 4AB

01793 611841 • [lettings@mcfarlaneproperty.com](mailto:lettings@mcfarlaneproperty.com) • [www.mcfarlaneproperty.com/](http://www.mcfarlaneproperty.com/)

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