



Sutton Road, Swindon SN3 6BX

welcome to

Sutton Road, Swindon

Allen & Harris are delighted to offer to the market this three bedroom, detached family home situated in Eldene.

The property benefits from driveway parking, garage split to provide garden storage, front and rear gardens.

Call now to arrange a viewing.



Entrance Hall
Open Plan Living/Dining
Kitchen
Bedroom 1
Bedroom 2
Bedroom 3
Family Bathroom
Garage
Agents Note 1

Please be aware that the information we have about this property is limited. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.

Agents Note 2

We have been unable to verify material information that relates to this property. We ask that buyers make their own enquiries and satisfy themselves in regards to any specific requirements before proceeding.



view this property online allenandharris.co.uk/Property/SWE108539



welcome to

Sutton Road, Swindon

- Detached Home
- Three Bedrooms
- Open Plan Reception
- Front and Rear Gardens
- Garage and Driveway

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: D

£300,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SWE108539 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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