



17 Groundwell Road, Swindon, SN1 2LT
£300,000 (Guide Price)

richard james



Groundwell Road

Town Centre

Freehold | EPC Rating - D



**** INVESTMENT OPPORTUNITY ** VACANT POSSESSION ****

This fully vacant four-bedroom HMO offers immediate potential for income generation and capital uplift. Located on Groundwell Road, Swindon, the property benefits from close proximity to Swindon Train Station and excellent access to the M4 - making it ideal for commuting professionals.

The layout includes:

Four well-proportioned bedrooms, two with en-suite bathrooms, Two additional shared bathrooms, communal living space and dedicated parking for one vehicle

This property presents a strong value-add opportunity. With minor upgrades or interior enhancements, investors can realistically achieve a gross yield in the region of C.11%

Contact Ellis Smith for further information or to arrange a viewing today.





Floorplan

Approximate Area = 1098 sq ft / 102 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © richardjames 2025.
Produced for Richard James Estate Agents Ltd. REF: 1281906

Richard James & their clients give notice that:

1. These sales and particulars do not constitute any part of an offer of contract, and are for the guidance of prospective purchasers only and should not be relied on as statements of fact.
2. No representations are made in these particulars as to the condition of the property or as to whether any service or facilities are in good working order.
3. All Measurements are approximate.

Exceptional Service

Our team will guide you through the process of buying or selling your home.

We have a team of dedicated sales progressors in place to ensure your purchase or sale runs smoothly through to completion, keeping you in the loop and a close eye on your chain, while moving you in as swiftly and smoothly as possible.

- Honest valuations in current marketing conditions
- Dedicated sales progression team
- Recommended financial advisors
- 5* service from valuation to completion
- Award winning lettings service
- Ahead of the game marketing strategies
 - Professional photography
 - Social Media marketing
- Top listings on Rightmove, Zoopla and Boomin

Richard James Apartments & Investments

01793 688 708

apartments@richardjames.uk

Gemini House | Hargreaves Road | Swindon | SN25 5AZ

richard james

richardjames.uk