



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

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