



Vistula Crescent, Swindon, SN25 1QG

01793 840 222 | alanhawkins.co.uk

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PROPERTY SALES & LETTINGS



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PROPERTY

- Two Bedroom Coach House
- Spacious Lounge/Diner
- Very Well Maintained Throughout
- No Onward Chain

- Garage With Utility Area
- Modern Kitchen
- Popular Location
- Ideal First Time Purchase!



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87 Vistula Crescent Swindon, SN25 1QG

£190,000

A very well presented two bedroom coach house with garage available to purchase chain free in the sought-after Haydon End, ideally located within walking distance of the popular Orbital Shopping Retail Park.

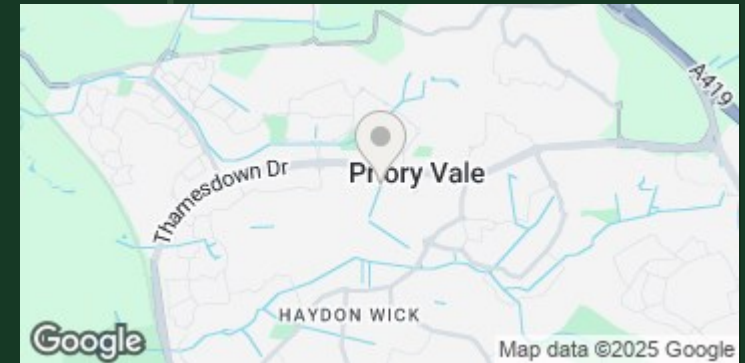
The accommodation is very well presented and maintained and includes an entrance hall with access leading to the garage which includes a utility area with worktops and plumbing.

From the hall, stairs lead to a spacious landing, a generous living/dining room, a fitted kitchen, and an inner hallway giving access to two double bedrooms and a

bathroom.

Additional features include uPVC double glazing, gas radiator central heating. The home is offered with the remainder of a 125 year lease from 2006.

To arrange a viewing, please contact Alan Hawkins Property Sales on 01793 840222.



Viewings

**By appointment through Alan Hawkins
Property Sales. Tel: 01793 840 222**

Council Tax: Swindon Council

Tax Band C For year 2025/26 = £tbc

For information on tax banding and rates, please call Swindon Council, Civic Offices Euclid Street Swindon SN1 2JH

Tenure:- Leasehold

Ground Rent £150 (reviewed 2031)

Maintenance Fee £1400 p/a (2025)

Gas: Mains

Water + Waste: Mains

Flood Risk: Very Low (Environmental)

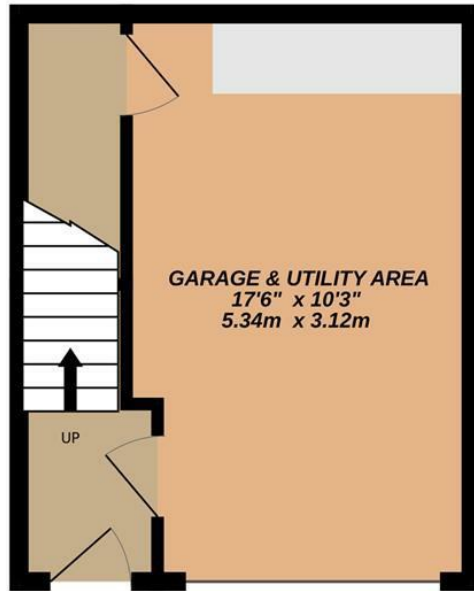
Internet Speeds: Up to 1000 mbps (Ofcom)



Energy Efficiency Rating (England & Wales)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
244 sq.ft. (22.7 sq.m.) approx.



1ST FLOOR
603 sq.ft. (56.0 sq.m.) approx.



TOTAL FLOOR AREA : 847 sq.ft. (78.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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