



FERNDALE ROAD
Ferndale, Swindon, SN2 1DD

PRIMARY
HOMES & LETTINGS

**Ferndale Road,
Ferndale, Swindon SN2 1DD**

- IDEAL FIRST TIME BUY OR BUY TO LET INVESTMENT
- Ground Floor Maisonette
- One Bedroom
- NO ONWARD CHAIN
- Long Lease With 958 Years Remaining
- NO MANAGEMENT CHARGES
- Ground Rent Only £25 A Year
- GARAGE
- Good Location

Guide Price £100,000



*** IDEAL FIRST TIME BUY OR BUY TO LET INVESTMENT *** We are delighted to offer this one bedroom ground floor maisonette being sold with NO ONWARD CHAIN. Located within walking distance to the town centre, train station and local amenities. The accommodation comprises of entrance porch, open plan lounge/diner/kitchen, bedroom and bathroom. Property also benefits from a garage. An early viewing is highly recommended.

Entrance Porch

Door to lounge/diner.

Lounge/Diner

uPVC window to front elevation. Electric heater.

Kitchen Area

Matching wall and base units with rolled edge worktops over. Stainless steel sink and drainer. Built in single oven. Ceramic hob. Space and plumbing for washing machine. Part tiled walls. Vinyl flooring.

Bedroom

uPVC window to rear elevation. Built in wardrobes. Electric heater.

Lobby

Understairs cupboard. Vinyl flooring.

Bathroom

White suite comprising of panelled bath, pedestal wash hand basin and low level W.C. Extractor fan. Fully tiled walls. Vinyl flooring.

Garage

Up and over garage door. Door to courtyard. Light and power.

Lease Terms

999 year lease with 958 years remaining.

Ground Rent

£25 a year.

Sizes

Please note, all measurements of room sizes given are not guaranteed and figures are for guidance only.

Viewings

Strictly via our Swindon office telephone (01793) 641641.

Mortgages

If you would like independent mortgage advice please call Dan Spurr at Primary on (01793) 616617. Home visits available.

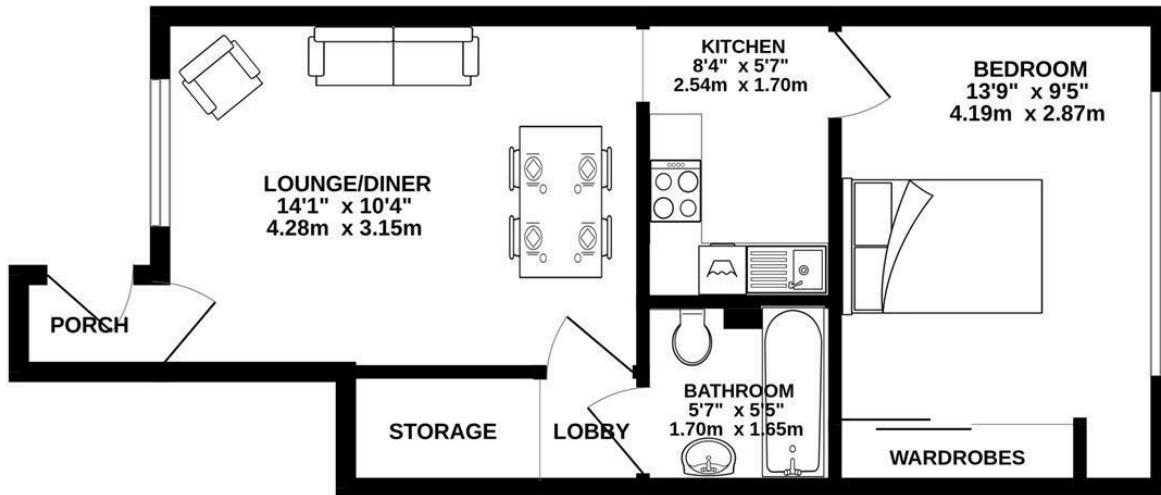
Money Laundering

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 will be no delay in agreeing the sale.



GROUND FLOOR
391 sq.ft. (36.3 sq.m.) approx.

GARAGE
121 sq.ft. (11.2 sq.m.) approx.



TOTAL FLOOR AREA : 512 sq.ft. (47.5 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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