

for sale

£130,000



## Welcombe Avenue SWINDON SN3 2QL

A great 2 bedroom first floor flat with private balcony and communal garden space. In a great location with schools, the popular greenbridge retail park and coate water country park nearby. Close to the M4 - J15, A419 and offering good transport links to the town centre, hospital and train station.





# Welcombe Avenue SWINDON SN3 2QL

## Inside Accommodations

### Entance Hall

Access to Kitchen and Balcony via the Lounge

### Lounge

10' 11" x 16' 5" ( 3.33m x 5.00m )

Double Glazed Window to Front, Access to Balcony, Radiator

### Kitchen

7' 11" x 11' 8" ( 2.41m x 3.56m )

Double Glazed Window to Rear, Range of Base Units with Work Surfaces and Tiled Splashback, Stainless Steel Single Sink, Tiled Floor, Boiler, Space and Plumbing for Washing Machine, Space for Cooker and Fridge Freezer, Storage Cupboard, Radiator

### Bedroom 1

11' x 12' ( 3.35m x 3.66m )

Double Glazed Window to Front, Radiator

### Bedroom 2

9' 7" x 13' 8" ( 2.92m x 4.17m )

Double Glazed Window to Rear, Radiator

### Bathroom

Obscured Double Glazed Window to Rear, WC, Pedestal Sink, Panel Bath, Tiled Bath Area



## Outside Space

### Communal Garden

## Storage

Private Ground Floor Storage Shed







This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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3-5 Victoria House, Albert St  
 SWINDON SN1 3BG

Property Ref: SND102260 - 0003

**Tenure:** Leasehold

**EPC Rating:** C

**view this property online** [connells.co.uk/Property/SND102260](http://connells.co.uk/Property/SND102260)

This is a Leasehold property with details as follows; Term of Lease 125 years from 21 Dec 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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