

for sale

£160,000



The Birches Swindon SN3 1PT

A spacious first floor, two bedroom apartment located just off the Prime Location of Marlborough Road within the Old Town location of Swindon, and within close proximity to Coate Water Country Park. Recently renovated and finished to a high standard.

Viewing Highly Recommended!



The Birches Swindon SN3 1PT

Inside Accommodations

Lounge

11' 7" x 14' 6" (3.53m x 4.42m)
Double Glazed Window to Rear,

Kitchen

7' 8" x 6' 5" (2.34m x 1.96m)
Double Glazed Window to Rear, Range of Modern Base Units with Work Surface Over, Integrated Oven, Induction Hob with Extractor Hood Over, Integrated Appliances

Bedroom One

8' 7" x 12' 10" (2.62m x 3.91m)
Double Glazed Window to Front

Bedroom Two

7' 3" x 10' (2.21m x 3.05m)
Double Glazed Window to Front

Bathroom

Three Piece Suite Comprising of WC, Pedestal Sink and Panel Bath with Shower and Screen Over

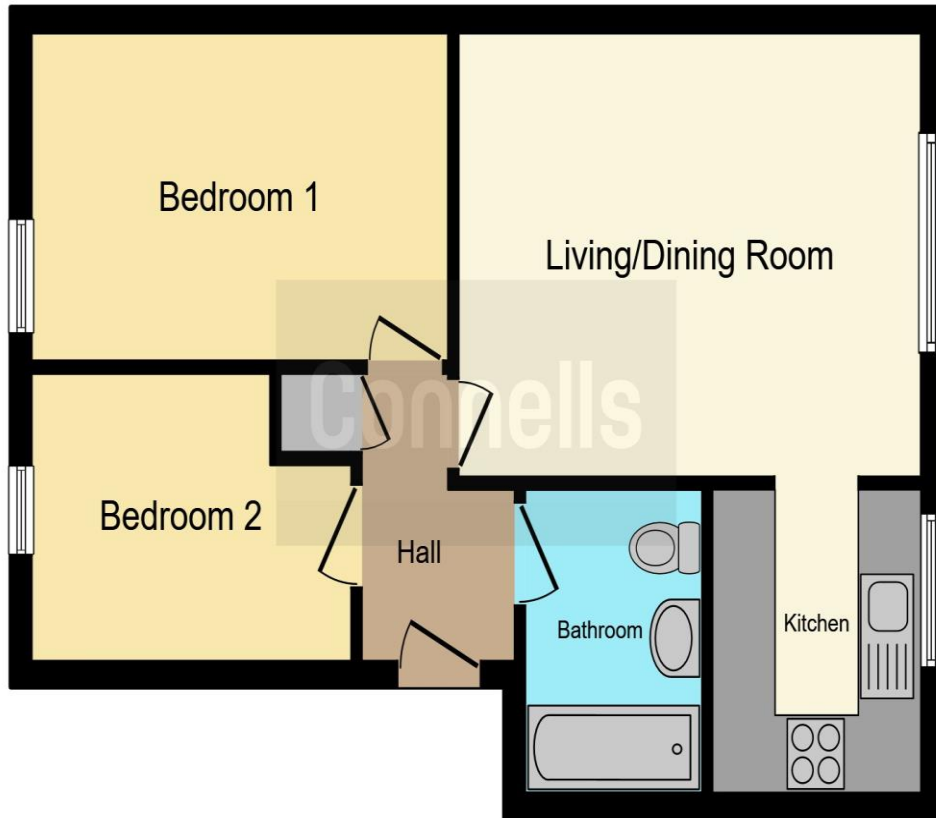


Outside

Parking

Allocated Space and Visitor Parking





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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

Property Ref: SND102537 - 0002

Tenure: Leasehold

EPC Rating: C

view this property online connells.co.uk/Property/SND102537

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2007. 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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