

for sale

offers in excess of **£150,000**



Lampeter House Twickenham Close Swindon SN3 3FJ

AN IDEAL FIRST TIME BUY OR INVESTMENT OPPORTUNITY. A two, double bedroom ground floor apartment located on Dorcan Square, East Swindon with the benefit of overlooking a green playing field to one side.



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Internal Features

Entrance Hall

Access to Lounge, Bathroom and Both Bedrooms. Storage Cupboard

Lounge

13' 2" x 11' 6" (4.01m x 3.51m)

Double Glazed Window to Front, Radiator

Kitchen

8' Maximum x 8' 2" (2.44m Maximum x 2.49m)

Newly Fitted Kitchen with Range of Wall and Base Units and Work Surface Over, Built In Over with Gas Hob and Extractor Hood Over, Inset Sink with Draining Board and Mixer Tap, Tiled Splash Back, Space and Plumbing for Washing Machine, Space for Fridge / Freezer.

Bedroom 1

11' x 7' (3.35m x 2.13m)

Double Glazed Window to Rear, Built in Wardrobes, Radiator

Bedroom 2

10' 2" x 8' 2" (3.10m x 2.49m)

Double Glazed Window to Rear, Radiator

Bathroom

Three Piece Suite comprising of WC, Vanity Sink and Panel Bath with Shower and Screen Over, Tiled to Water Sensitive Areas.



External Features

Outside Space

Open Green with Park to Side of the Property

Parking

Allocated Parking Space





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: SND102616 - 0007

Tenure: Leasehold

EPC Rating: C

view this property online connells.co.uk/Property/SND102616

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Dec 2006. 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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