



Weyhill Close, Swindon SN3 2NN

welcome to

Weyhill Close, Swindon

Allen & Harris are delighted to offer to the market this three bedroom mid-terraced home located in Park North.

The property is offered to the market with no onward chain.

Viewing highly recommended!

Entrance Hall

Stairs to first floor, doors to kitchen and reception room.

Reception Room

Irregular Shaped Room 18' 2" Max x 14' Max (5.54m Max x 4.27m)

Front aspect UPVC double glazing. Rear facing UPVC sliding door to rear garden. 2 x gas radiators.

Kitchen

9' 10" x 8' 6" (3.00m x 2.59m)

Base and eye level units. Sink and drainer. Rear facing UPVC double glazed window. Rear door to garden.

Utility

8' 11" x 6' 11" (2.72m x 2.11m)

Front facing UPVC double glazed window. Base and eye level units. Electric meter, gas meter and consumer unit. Gas radiator.

Bedroom 1

12' 4" x 9' 10" (3.76m x 3.00m)

Front facing UPVC double glazing. Airing cupboard with boiler. Over stair cupboard. Gas radiator

Bedroom 2

11' x 9' 11" (3.35m x 3.02m)

Front facing UPVC double glazing. Gas radiator. Loft Access.

Bedroom 3

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

Rear facing UPVC double glazing. Gas radiator. Cupboard.

Bathroom

Bath and shower. Sink on pedestal. WC. Two rear

facing UPVC double glazed window.

External

Front garden laid with lawn. Rear garden with patio leading to lawn.

Agents Note

We are advised that the property is of non-standard construction. Buyers must satisfy themselves with any regard to mortgage provision and other associated costs of purchase. This is Easiform construction.

Agents Note 2

We may not have all material information relating to this property which is sold as seen. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.





view this property online allenandharris.co.uk/Property/SWE108212



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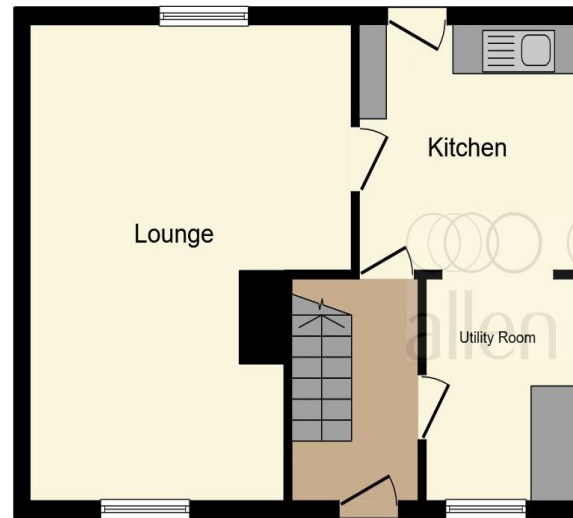
Weyhill Close, Swindon

- Three Bedroom Mid-Terraced Home
- No Onward Chain
- Cosmetic Refurbishment Required
- Easiform Construction.
- Front and Rear Gardens

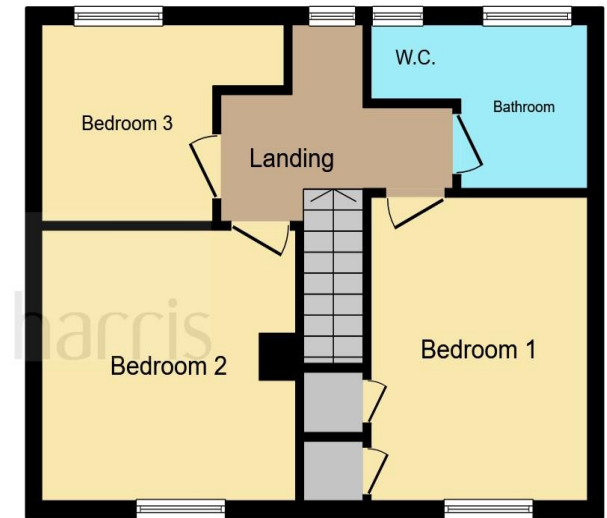
Tenure: Freehold EPC Rating: C

Council Tax Band: B

£200,000



Ground Floor



First Floor

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

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Property Ref:
SWE108212 - 0005

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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