

for sale

£160,000



Minim House Holst Road Swindon SN25 2NU

Selling with NO ONWARD CHAIN! A great opportunity to acquire this TWO BEDROOM FIRST FLOOR FLAT Perfect for first time buyers or investors. Conveniently situated in the residential area of Blunsdon St Andrew close to local amenities, shops, and schools. PARKING.

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Accommodation

Entrance Hall

Doors leading to the communal area. Doors leading to all bedroom, family bathroom and lounge. Loft access. Storage cupboard. Solid Oakwood Flooring. Intercom. Radiator.

Lounge

13' 3" x 13' 4" (4.04m x 4.06m)

Double glazed doors to the rear aspect with Juliette Balcony. Television point. Telephone point. Opening leading to the kitchen. Solid Oakwood Flooring. Radiator.

Kitchen

6' 8" x 13' 4" (2.03m x 4.06m)

Double Glazed window to the rear aspect, Fully fitted kitchen with a range of wall and base units comprising of cupboards and drawers. One and a half sink with drainer and mixer tap. Tiled floor. Tiled splash back to water sensitive areas. Space and plumbing for washing machine. Space for Fridge Freezer. Integrated oven with four ring gas hob and cooker hood. Boiler

Bedroom One

9' 6" x 13' 2" narrowing to 10' (2.90m x 4.01m narrowing to 3.05m)

Double glazed window to the front aspect. Solid Oakwood flooring. Access to the master bedroom Ensuite. Radiator.

En-Suite

Obscure double glazed window to the front aspect. Tiled flooring. Shower. W/C. Partially tiled to water sensitive areas.

Bedroom Two

10' 7" x 6' 7" (3.23m x 2.01m)

Double glazed window to the rear aspect. Solid Oakwood Flooring Radiator.

Bathroom

Obscure double glazed window to the rear aspect. three piece suite comprising of Paneled bath with mixer tap, W/C, wash hand basin with vanity. Shave point. Tiled floors. Partially tiled to water sensitive areas.









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

T 01793 708050
E swindonnorth@connells.co.uk

Unit B11 North Swindon District Centre Thamesdown Drive
SWINDON SN25 4AN

Property Ref: SDN312009 - 0008

Tenure: Leasehold

EPC Rating: C

[view this property online connells.co.uk/Property/SDN312009](http://connells.co.uk/Property/SDN312009)

This is a Leasehold property with details as follows; Term of Lease 101 years from 04 Aug 2017. 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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