

for sale

£77,500



## Pioneer Road Swindon SN25 2HY

Rare opportunity for someone looking for a SHARED OWNERSHIP property! Being sold with a 50% SHARE. This TWO BEDROOM TOP FLOOR APARTMENT situated in the well established, residential area of OAKHURST NORTH SWINDON. Close to lots of AMENITIES, SCHOOLS AND TRANSPORT LINKS. ALLOCATED PARKING SPACE.

# Pioneer Road Swindon SN25 2HY

## Accommodation Details

### Entrance Hall

Door to the communal entrance hall. Intercom. Loft access. Doors leading to both bathrooms, bedroom and lounge. Radiator.

### Lounge

20' 6" x 13' 6" MAX narrowing to 11' 4" ( 6.25m x 4.11m MAX narrowing to 3.45m )

Two double glazed window to the front aspect. Archway to the kitchen. Television point. Telephone point. Two radiator.

### Kitchen

13' 5" x 5' 9" ( 4.09m x 1.75m )

Double glazed window to the rear aspect. Fully fitted kitchen with a range of base and wall mounted units comprising of cupboard and drawers. Sink with drainer and mixer tap. Built in storage cupboard. Tiled splash back. Space for fridge freezer. Integrated four ring gas hob, cooker hood and oven. Space and plumbing for washing machine. Radiator.

### Bedroom One

Irregular Shaped Room 13' 5" MAX x 18' MAX ( 4.09m MAX x 5.49m)

Double glazed window to the rear aspect. Large built in wardrobe.

### Bedroom Two

Irregular Shaped Room 15' 11" MAX x 7' 11" MAX ( 4.85m MAX x 2.41m)

Two double glazed window to the front aspect. Radiator.

### Bathroom

Three piece suite comprising of panelled bath with shower over, Low Level WC and pedestal wash hand basin. Tiled splash back. Extractor fan.

### External Features

#### Parking

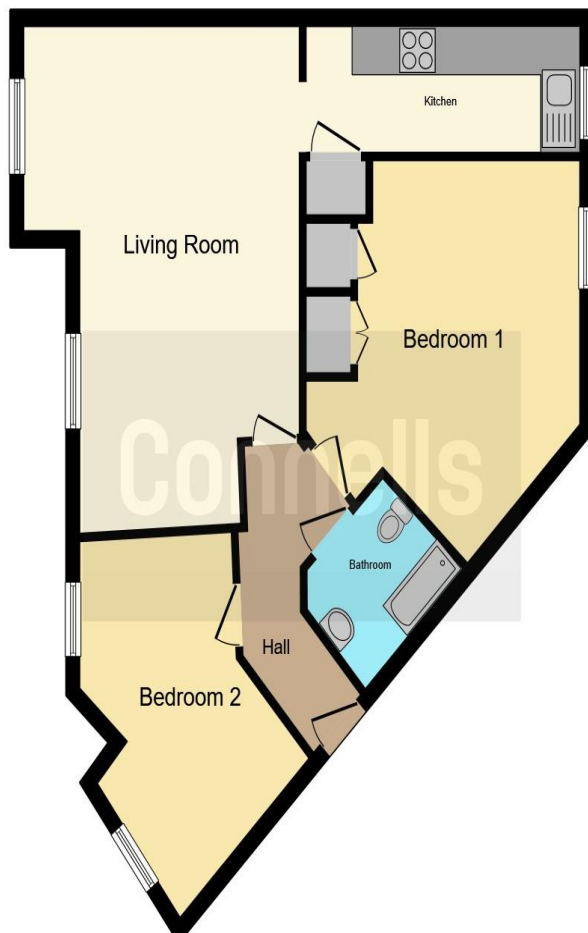
Allocated parking











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

Property Ref: SDN312378 - 0007

**Tenure:** Leasehold

**EPC Rating:** B

**[view this property online connells.co.uk/Property/SDN312378](https://www.connells.co.uk/Property/SDN312378)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2024. 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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