

for sale

£100,000



## Speedwell Close Swindon SN25 1RR

INVESTMENT BUYERS ONLY- Tenant In Situ. Situated in a quiet corner of HAYDON WICK close to local amenities is this ONE BEDROOM GROUND FLOOR MAISONETTE. ALLOCATED PARKING



# Speedwell Close Swindon SN25 1RR

## Accommodation

### Entrance Hall

Double glazed front door. Archway to lounge/kitchen.

### Open Plan Lounge/Kitchen

17' 6" x 9' 6" ( 5.33m x 2.90m )

Double glazed windows to front and rear aspects. Fitted with a range of base and wall mounted units comprising cupboards and drawers. Work surfaces. Integral electric oven and hob. Space and plumbing for washing machine and dishwasher. Sink and drainer unit. Tiling to water sensitive areas. Wall mounted central heating boiler. Radiator. TV point. Door to bedroom.

### Bedroom

11' 7" x 8' 3" ( 3.53m x 2.51m )

Double glazed window to front aspect. Radiator. Built in wardrobes. Door to bathroom.

### Bathroom

Obscure double glazed window to rear aspect. Fitted with a white suite comprising shower cubicle with shower, wash hand basin and low level WC. Tiling to water sensitive areas.

## External Features

### Front Garden

Attached storage shed.

### Parking

Allocated parking for one car.





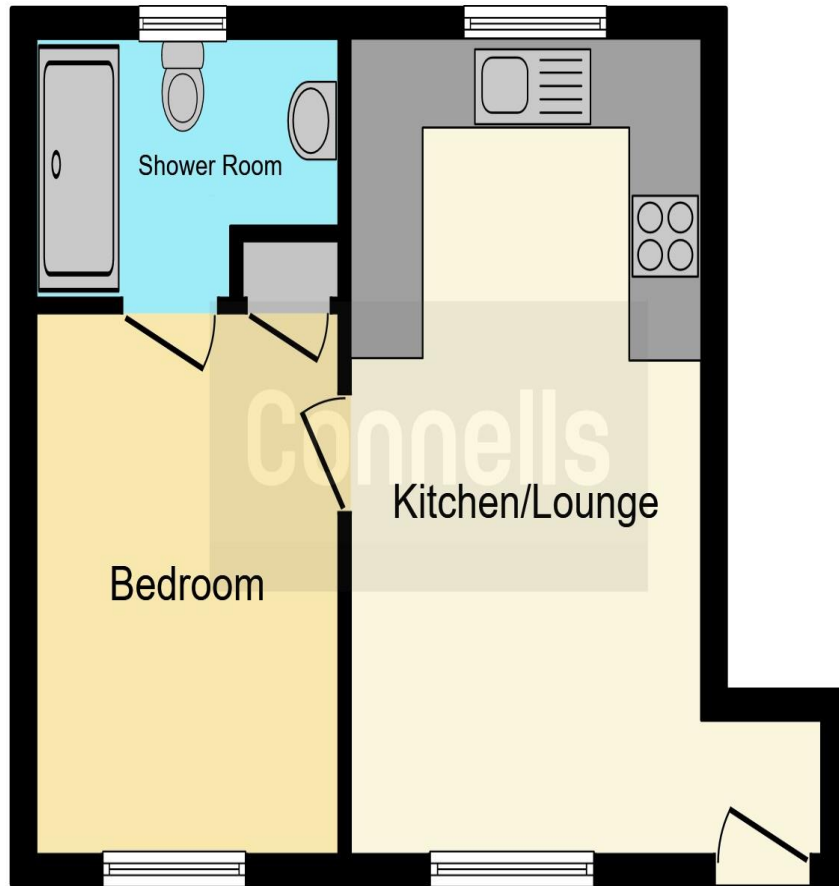












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

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

Property Ref: SDN311435 - 0007

**Tenure:** Leasehold

**EPC Rating:** C

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This is a Leasehold property with details as follows; Term of Lease 99 years from 29 Sep 1981. 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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