

for sale

£100,000



## Willowherb Close Swindon SN25 1RS

This modern one bedroom maisonette is located in the sought after area of North Swindon and is offered with NO ONWARD CHAIN. Available for CASH BUYERS ONLY. Perfect for a downsize or investment buyers. ALLOCATED PARKING



# Willowherb Close Swindon SN25 1RS

## Accommodation Details

### Entrance Hall

Access to open plan lounge/kitchen/ dining room

### Kitchen/Lounge

17' 6" x 9' 8" ( 5.33m x 2.95m )

Double glazed window to the front and rear aspect. Fully fitted kitchen with a range of base and wall mounted units comprising of cupboard. Boiler. Door to the bedroom. Tiled splash back to water sensitive areas. Space for fridge freezer. Integrated oven, four ring gas hob. Space and plumbing for washing machine.

### Bedroom One

11' 7" x 8' 2" ( 3.53m x 2.49m )

Double glazed window to the front aspect. Built-in-wardrobe. Access to bathroom. Radiator.

### Ensuite

Obscure double glazed window to the rear aspect. Three piece suite comprising of Low Level WC, panelled bath with mixer tap and wash hand basin with vanity. Tiled splash back. Radiator.

### External Features

#### Parking

Allocated parking







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: SDN313177 - 0003

**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 1982. 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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