

for sale

£80,000



Charlock Path Swindon SN25 1QU

NO ONWARD CHAIN! Situated in the sought-after area of HAYDON WICK NORTH SWINDON, this well-positioned **ONE BEDROOM GROUND FLOOR MAISONETTE** offers a fantastic opportunity for buyers looking to add their own personal touch. **ALLOCATED PARKING**



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Accommodation Details

Entrance Porch

Double glazed front door.

Open Plan Lounge/Kitchen

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

Lounge Area

Double glazed windows to front aspect. Radiator. TV point. Telephone point. Access to kitchen.

Kitchen Area

Double glazed window to rear aspect. Fitted with a range of base and wall mounted units comprising cupboards and drawers. Work surfaces. Stainless steel sink and drainer unit. Tiling to water sensitive areas. Cooker point. Space and plumbing for washing machine. Space for fridge/freezer. Wall mounted central heating boiler.

Bedroom

11' 7" x 8' 7" (3.53m x 2.62m)

Double glazed window to the rear aspect. Radiator.

Bathroom

Obscure double glazed window to rear aspect. Panelled bath with mixer taps and shower over, wash hand basin and low level WC. Tiling to water sensitive areas. Radiator. Extractor fan.

External Features

Front Garden

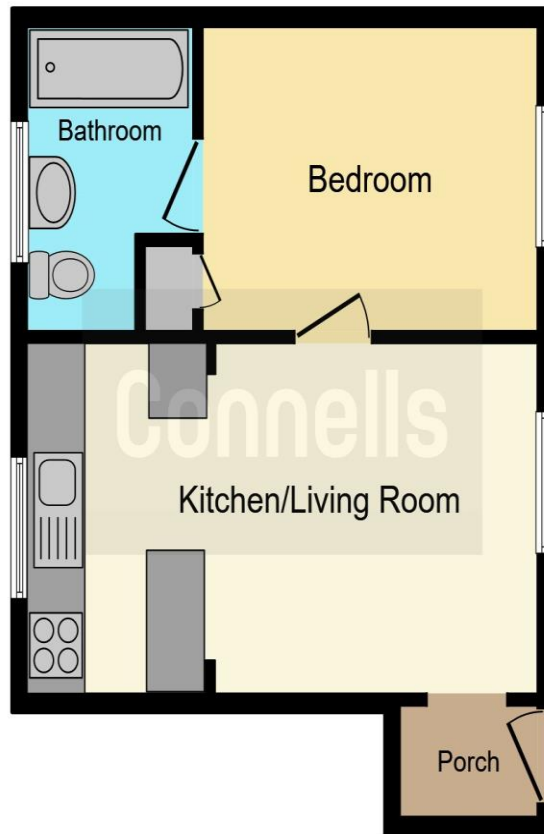
Laid to lawn. Path to front door.

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

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: SDN313793 - 0002

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 500.00

Ground Rent: 90.00

view this property online connells.co.uk/Property/SDN313793

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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