

for sale

offers over **£145,000**



Hayburn Road Swindon SN25 2GE

*****AN IDEAL FIRST TIME/INVESTMENT PURCHASE***** This two bedroom top floor apartment is immaculately presented throughout and benefits from gas radiator central heating, UPVC double glazing, an allocated parking space and a garage.



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Accommodation

Communal Entrance

Stairs leading to all floors and apartments. Post boxes. Secure entry system.

Entrance Hall

Door to front. Doors to lounge, bedrooms and bathroom.

Lounge

14' 5" x 13' 6" (4.39m x 4.11m)

Double glazed window. Radiator. TV point. Telephone point. Wood effect laminate flooring. Spotlights. Access to kitchen.



Kitchen

10' 1" x 5' 7" (3.07m x 1.70m)

Fitted with a range of base and wall mounted units comprising cupboards and drawers. Under unit lighting. Work surfaces. One and a half bowl sink and drainer unit. Tiling to water sensitive areas. Built in electric oven and gas hob with extractor hood over. Space and plumbing for washing machine. Space for fridge/freezer. Wood effect laminate flooring.

Bedroom One

12' 6" x 8' 4" (3.81m x 2.54m)

Double glazed window. Radiator. Wood effect laminate flooring. TV point. Telephone point. Door to en suite.

En Suite

Fitted with a white suite comprising shower cubicle with shower, wash hand basin and low level WC. Tiling to water sensitive areas. Radiator. Extractor fan. Tiled floor. Bathroom cabinet.

Bedroom Two

8' 11" x 8' (2.72m x 2.44m)

Double glazed window. Radiator. Wood effect laminate flooring.

Bathroom

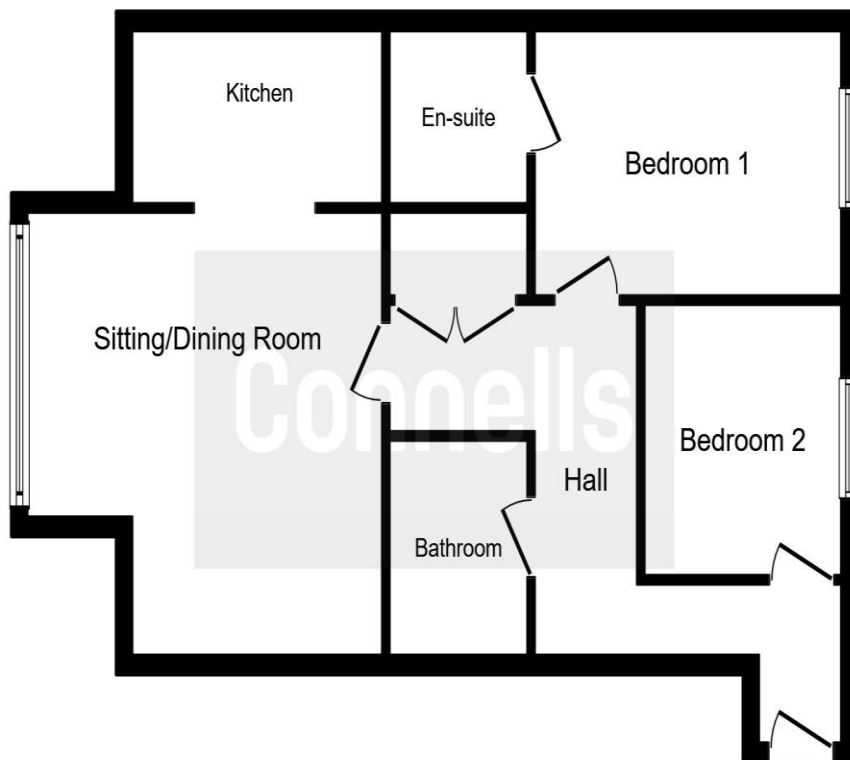
Fitted with a white suite comprising panelled bath with mixer taps and shower over, wash hand basin and low level WC. Tiling to water sensitive areas. Radiator. Extractor fan. Shaver point. Tiled floor.

Outside

Garage

Garage situated in a block. Allocated parking for one car.





Second Floor

Plan created for...

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).
Plan produced for Connells. Powered by www.focalagent.com

directions to this property:

Available on request.

To view this property please contact Connells on

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

Property Ref: SDN307891 - 0006

Tenure: Leasehold

EPC Rating: C

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Lease details are currently being compiled. For 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.