

for sale

offers in excess of **£150,000**



Moredon Park Swindon SN2 2LX

TWO BEDROOM FIRST FLOOR MAISONETTE. Situated in the residential area of MOREDON NORTH SWINDON Property is ideally positioned to access to good local schools nearby, bus routes and the Orbital Shopping Park. GARDEN

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Ground Floor Accommodation

Entrance Hall

Double glazed door to the rear aspect. Stairs rising to the first floor accommodation. Radiator.

Cloakroom

Obscure double glazed window to the side aspect. Low Level W/C. Partially tiled in water sensitive areas. Wash hand basin.

Lounge

17' 3" x 11' 9" (5.26m x 3.58m)

Two double glazed windows to the front aspect. Television Point. Telephone Point. Two Radiators.

Kitchen

10' 5" x 8' 6" (3.17m x 2.59m)

Double glazed window to the rear aspect. Fully fitted kitchen with a range of wall and base units comprising of cupboard and drawers. Sink with drainer and mixer taps. Space and plumbing for washing machine. Space for cooker and fridge freezer. Built in Incorporated dish washer. Integrated cooker hood.

First Floor Accommodation

First Floor Landing

Double glazed window to the side aspect. Access to all bedrooms and family bathroom. Airing Cupboard

Bedroom One

13' 8" x 9' 11" (4.17m x 3.02m)

Double glazed window to the rear aspect. Radiator.

Bedroom Two

10' 5" x 9' 11" (3.17m x 3.02m)

Double glazed window to the rear aspect. Radiator.

Bathroom

Obscure double glazed window to the side aspect. Wash hand basin with vanity. Panelled bath with mixer taps. Separate bath. Partially tiled to water sensitive areas.

External Features

Rear Garden

Mature shrubs and bushes. Fenced boundaries

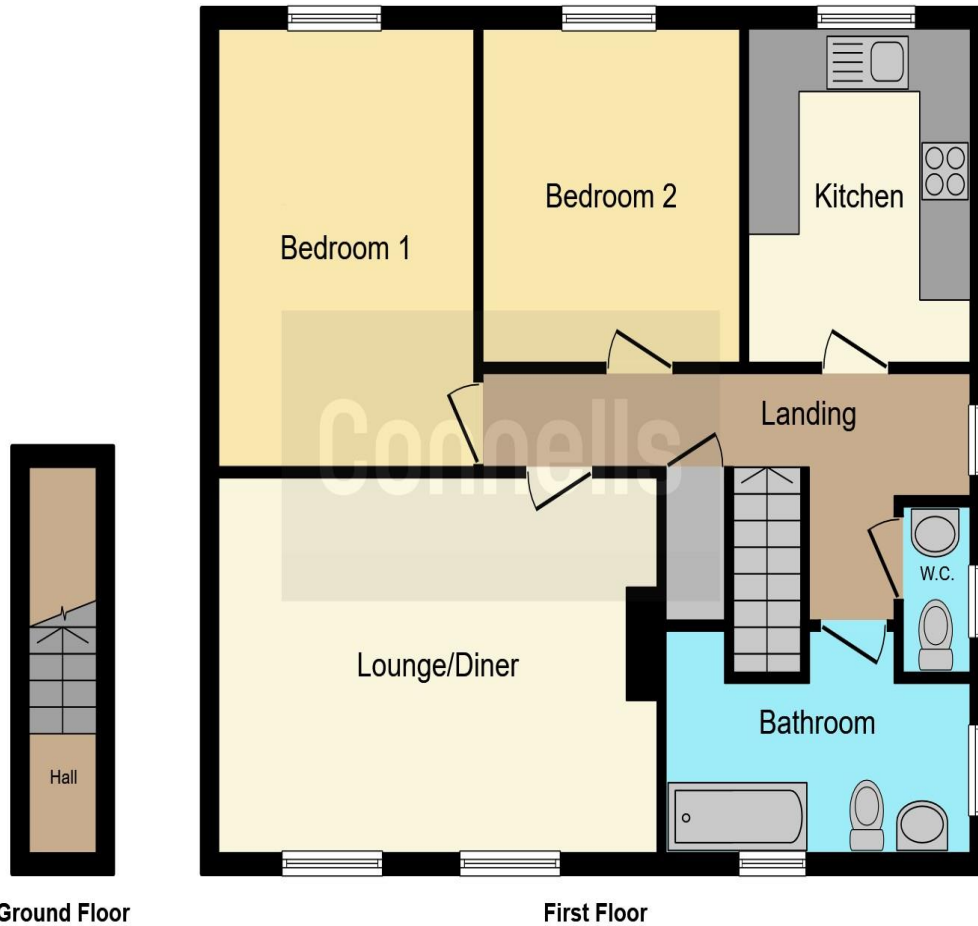
Parking

On street parking and communal 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

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: SDN312555 - 0004

Tenure: Leasehold

EPC Rating: C

view this property online connells.co.uk/Property/SDN312555

This is a Leasehold property with details as follows; Term of Lease 125 years from 10 Sep 1990. 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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