

for sale

offers over **£140,000**



Marbeck Close Swindon SN25 2LT

A SPACIOUS and IMMACULATELY PRESENTED TWO DOUBLE BEDROOM ground floor maisonette. The property would suit a first time buyer or investor being situated in a CUL-DE-SAC LOCATION providing good access to local amenities. Outside is an ALLOCATED PARKING SPACE, communal bin store and bike store.



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Accommodation

Entrance Porch

Double glazed front door. Door to entrance hall.

Entrance Hall

Door to communal entrance hall. Built in storage cupboard. Airing cupboard. Wood effect laminate flooring. Doors to lounge/kitchen, bedrooms and bathroom.

Open Plan Lounge/kitchen

17' 7" x 10' 9" (5.36m x 3.28m)

Lounge Area

Two double glazed windows to side aspect. Wood effect laminate flooring. TV point. Telephone point. Access to kitchen.

Kitchen Area

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



Bedroom One

10' 11" x 9' 9" (3.33m x 2.97m)

Double glazed window to front aspect. Wall mounted electric heater. TV point. Telephone point. Door to en suite.

En Suite

Refitted with a white suite comprising double shower cubicle with shower, wash hand basin and low level WC. Tiling to water sensitive areas. Wall mounted electric heater. Extractor fan. Shaver point.

Bedroom Two

10' 8" x 8' 1" (3.25m x 2.46m)

Double glazed window to front aspect. Wall mounted electric heater.

Shower Room

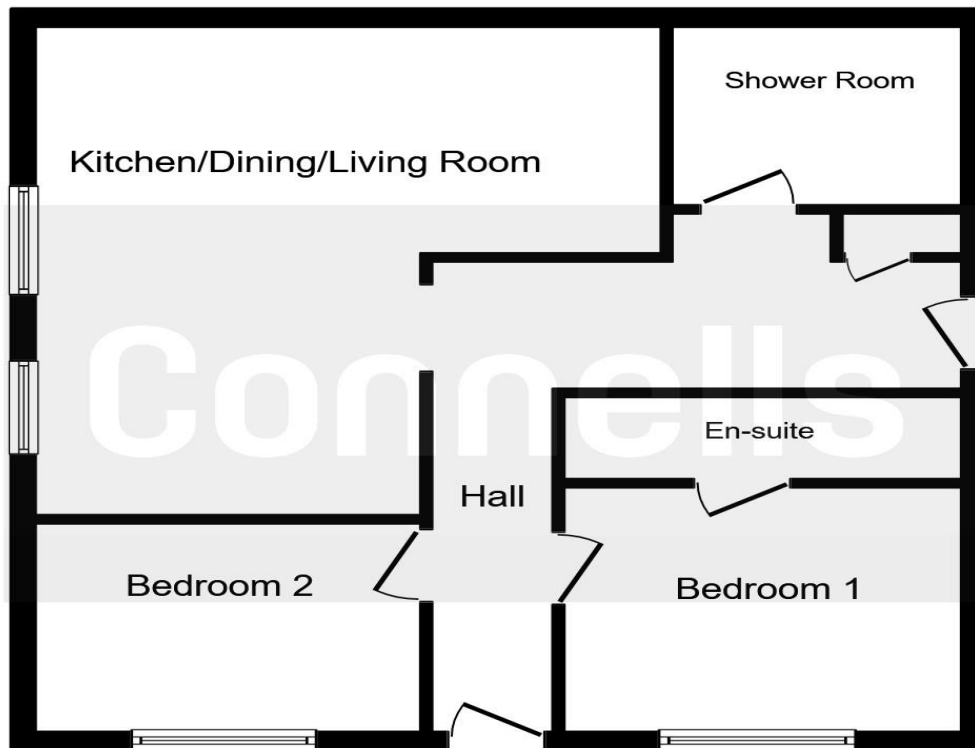
Fitted with a white suite comprising double shower cubicle with shower, wall hung wash hand basin and WC. Tiling to water sensitive areas. Tiled floor. Wall mounted electric heater. Extractor fan. Shaver point.

Outside

Parking

Allocated parking for one car.





Floor Plan

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: SDN309593 - 0005

Tenure: Leasehold

EPC Rating: D

view this property online connells.co.uk/Property/ref-SDN309593

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.