

9 Pioneer Road, Oakhurst, Swindon, Wiltshire, SN25 2HZ

£165,000

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Situated on Pioneer Road in the area of Oakhurst, Swindon, this second-floor flat presents an excellent opportunity for first-time buyers or investors. The property boasts two well-proportioned bedrooms, with the master bedroom benefiting from an en-suite shower room.

The property also benefits from dual-aspect windows, allowing plenty of natural light to flow through. Another key benefit is the allocated parking for one vehicle with visitor parking and on-street parking also available.

This flat has been fully repainted, meaning it is ready to move straight in or rent out right away on completion.

Importantly, there is no onward chain, allowing for a smooth and efficient purchase process. This flat is not only a charming home but also a sound investment opportunity in a desirable location with easy access to local schools, shops and the Orbital Shopping Centre. Do not miss the chance to make this lovely property your own.

Communal Entrance
Secure entrance door to road, wall-mounted post boxes, rear entrance door to car park, stairs to all floors.

Apartment Entrance Hall
8'0" x 7'1" (2.44m x 2.18m)
Wooden front entrance door, access to loft space, wall-mounted security telephone, radiator, large storage cupboard, doors to bedrooms and bathroom.

Lounge
12'2" x 10'4" (3.71m x 3.15m)
uPVC window to front aspect, radiator, feature fireplace, archway to dining area.







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Dining Area
10'9" x 9'11" (3.28m x 3.02m)
Bay window to side aspect, radiator, door to storage cupboard, archway to kitchen.

Kitchen
7'8" x 9'5" (2.34m x 2.87m)
uPVC window to rear aspect, fitted kitchen with a selection of units at both eye and base level, matching work surfaces and part-tiled walls, integrated gas hob with oven under and extractor over, stainless steel sink with mixer tap over, integrated washing machine, space for fridge / freezer, wall-mounted gas boiler.

Master Bedroom
10'8" x 14'6" (3.25m x 4.42m)
uPVC window with fitted blinds to rear aspect, radiator, two built-in double wardrobes, door to en-suite.

En-Suite
5'1" x 5'1" (1.55m x 1.55m)
Shower cubicle, low level WC, pedestal wash basin, radiator, extractor fan, towel rail

Bedroom Two
8'9" x 8'10" (2.67m x 2.69m)
Two uPVC windows to front aspect, radiator.

Bathroom
6'8" x 7'4" (2.03m x 2.24m)
Panelled bath with shower attachment, low level WC, pedestal wash basin, extractor fan, towel rail, radiator

Allocated Parking
To rear of property allocated numbered parking for one car

Lease & Service Charge
Lease: 125 years from 1st January 2004
Ground rent: £205 Per Year
Annual Service Charge: £1865 Per Year







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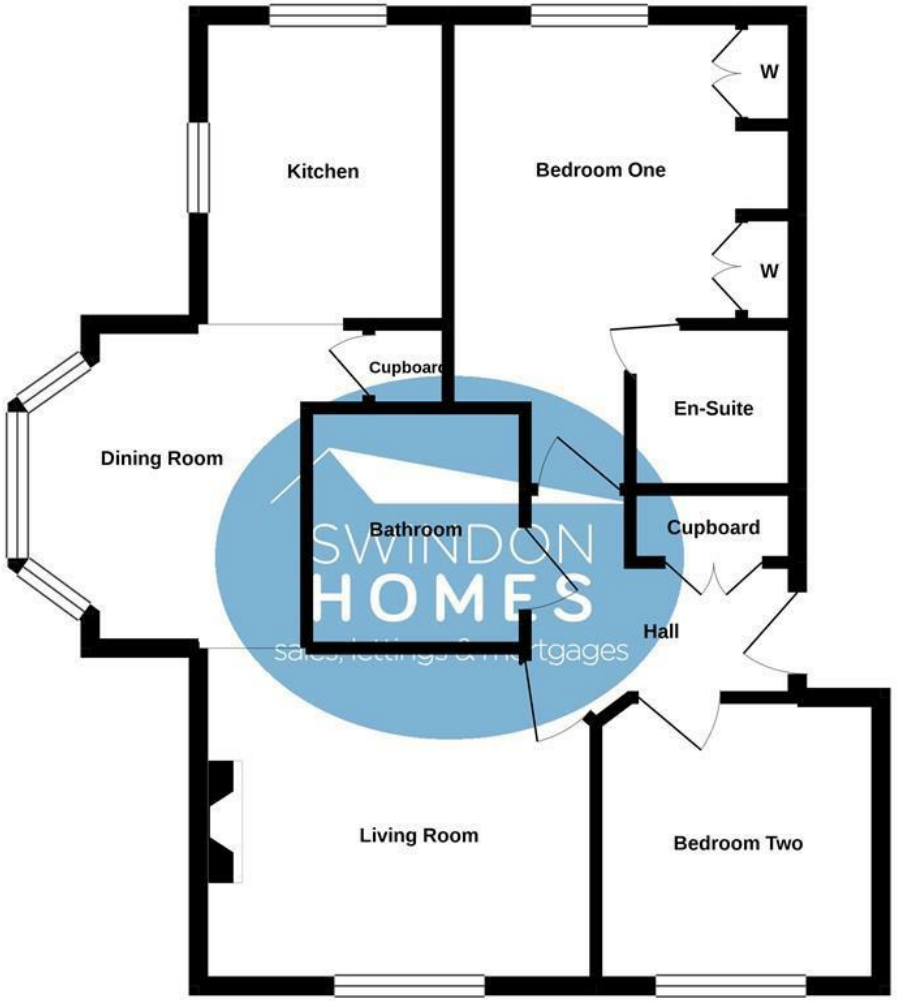



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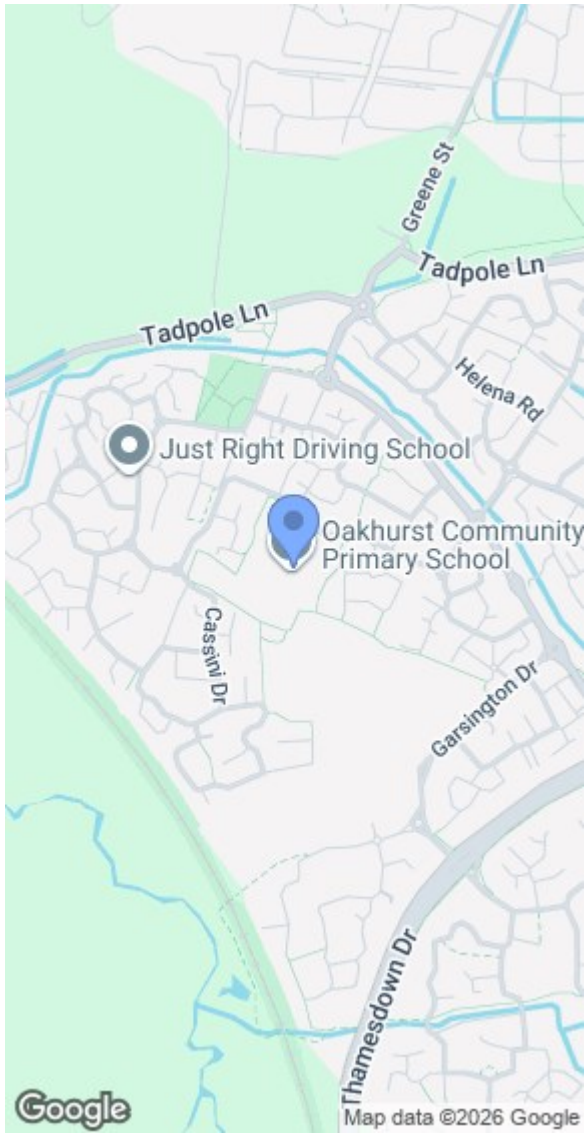


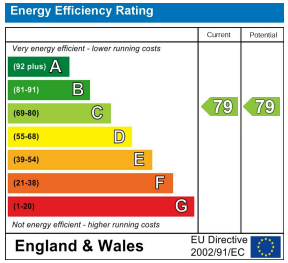
GROUND FLOOR
610 sq.ft. (56.7 sq.m.) approx.

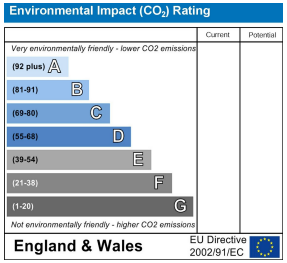


TOTAL FLOOR AREA : 610 sq.ft. (56.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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