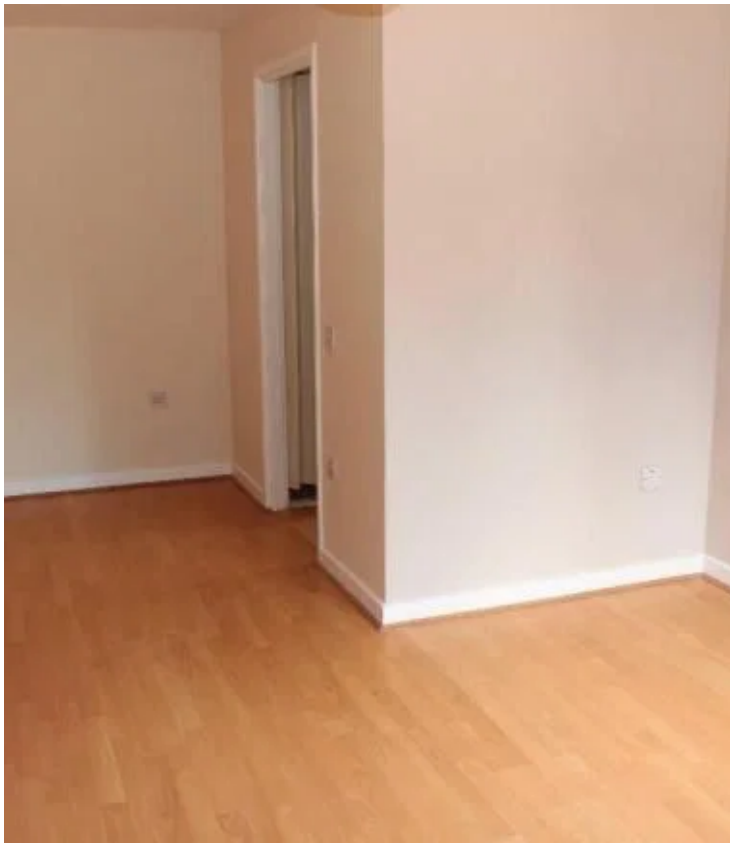




26 Carman Close, SN3 4XU

Offers Over **£85,000**



Discover comfortable and convenient living in this inviting ground floor studio flat, ideally located in Stratton Village with excellent transport links and local amenities close by. This well-presented home offers an allocated parking space and has been recently decorated throughout, providing a fresh and ready-to-move-into opportunity.

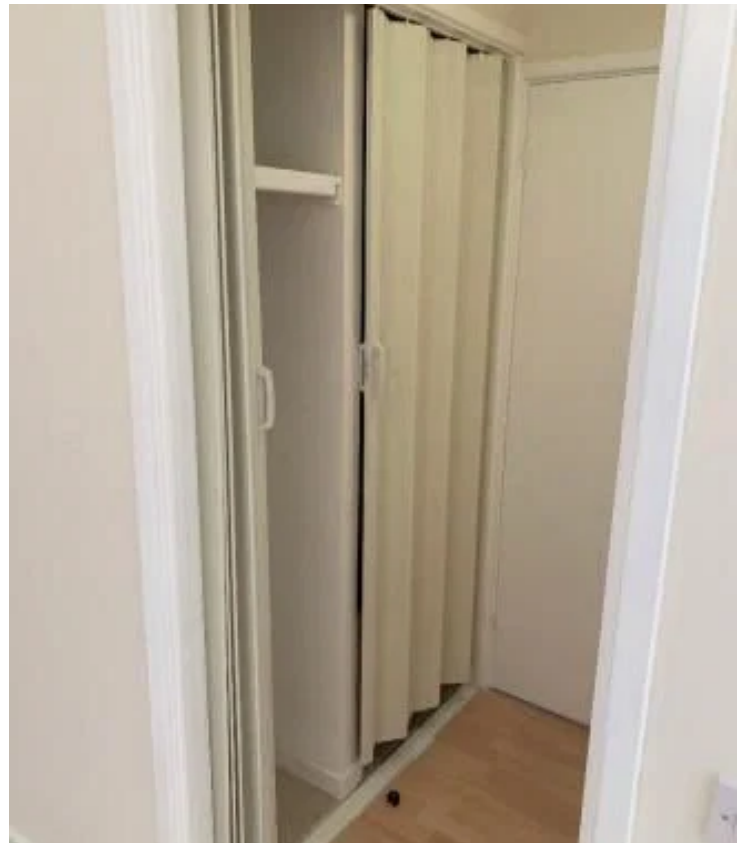
- Quiet road
- Sought after location
- Great investment opportunity/first home
- FTTP fitted
- 92 year lease remaining
- No service charge

Bedrooms: 1 | Bathrooms: 1 | Receptions: 1

Property Type: Studio

Council Tax Band: A

Tenure: Leasehold



Discover comfortable and convenient living in this inviting ground floor studio flat, ideally located in Stratton Village with excellent transport links and local amenities close by. This well-presented home offers an allocated parking space and has been recently decorated throughout, providing a fresh and ready-to-move-into opportunity.

Upon entering, you are greeted by an open-plan living and sleeping area, designed for practicality and comfort. The layout allows for flexible arrangement, creating distinct zones for relaxation and rest. Adjacent to this main space is a well-appointed kitchen, featuring essential white goods, making daily routines straightforward and enjoyable. Further enhancing the functionality of the home is a separate dressing room, providing additional storage and utility space, leading conveniently to the modern bathroom.

This property is perfect for those seeking a low-maintenance lifestyle in a well-connected area, benefiting from mains electricity and water supply, and future-proofed with Fibre to the Premises (FTTP) broadband. The allocated parking space adds a valuable layer of convenience for residents.

Room Dimensions:

Living Space/Bedroom: 4.94m x 4.29m

Kitchen: 2.72m x 1.59m

Dressing Room: 1.48m x 1.30m

Bathroom: 2.13m x 1.59m

This ground floor studio flat presents an excellent opportunity to acquire a delightful home in a sought-after location.

Remaining lease term in years

92 Years

Annual ground rent

£341.0





TOTAL APPROX. FLOOR AREA 327 SQ.FT. (30.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D	64		
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		



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