

for sale

offers over **£160,000**



Wyke House Hayburn Road Swindon SN25 2GE

NO ONWARD CHAIN! Modern apartment located in REDHOUSE NORTH SWINDON. Bedroom one with ENSUITE shower room. GARAGE AND ALLOCATED PARKING. Viewing Highly Advised!



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Accommodation Details Entrance Hall

Door to the communal area. Door to all rooms. Storage cupboard, airing cupboard with boiler. Loft access. Loft access. Radiator.

Lounge

14' 5" x 13' 5" MAX narrowing to 10' 2" (4.39m x 4.09m MAX narrowing to 3.10m)
Double glazed bay window to the front aspect. Access to the kitchen. Television point. Telephone point. Radiator.

Kitchen

10' 2" x 5' 8" (3.10m x 1.73m)
Fully fitted kitchen with a range of base and wall mounted units comprising of cupboards and drawers. One and a half sink with

drainer and mixer tap. Space for fridge freezer. Integrated washing machine, oven, four ring gas hob and cooker hood. Tiled splash back to water sensitive areas. Extractor fan.

Bedroom One

12' 6" x 8' 4" (3.81m x 2.54m)
Double glazed window to the rear aspect. Access to the ensuite shower room. Radiator.

Bedroom Two

8' 11" x 8' (2.72m x 2.44m)
Double glazed window to the rear aspect. Radiator.

Bathroom

Three piece suite comprising of Low Level WC, wash hand basin and panelled bath with shower head. Extractor fan. Partially tiled



to water sensitive areas. Radiator.

External Features

Parking

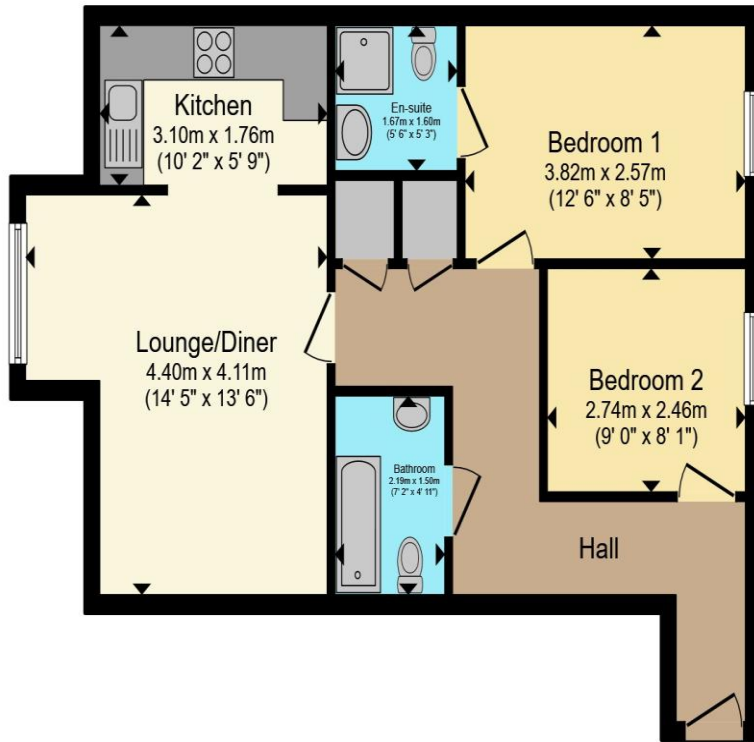
Allocated parking with the property

Garage

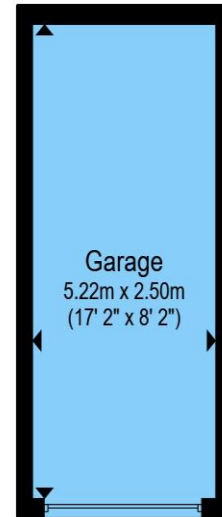
17' 2" x 8' 2" (5.23m x 2.49m)

Up and over door.





Second Floor



Garage

Total floor area 71.5 m² (769 sq.ft.) approx

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.propertybox.io



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: SDN314523 - 0004

Tenure:Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1698.00

Ground Rent: 228.28

view this property online connells.co.uk/Property/SDN314523

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2006. 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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