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for sale

offers in excess of **£210,000**



Welbeck Close Swindon SN3 2GN

Located in the popular area of Welbeck Close, Swindon, this two double bedroom end of terrace home is an ideal purchase for first-time buyers or investors. The property offers spacious accommodation including a fitted kitchen, generous living room, downstairs cloakroom and family bathroom & parking.



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Welbeck Close Swindon SN3 2GN

Ground Floor Accommodation

Entrance Hall

Access to kitchen, living / dining room and cloakroom, stairs up to first floor.

Cloakroom

Obscure double glazed window to side, WC, corner wash hand basin, tiled to water sensitive areas, radiator

Kitchen

Double glazed window to side, range of wall and base units with work surface over, tiled splash back around, inset stainless steel sink with draining board and mixer tap, built in oven with gas hob, glass splash back and extractor hood over, space and plumbing for washing machine.

Living / Dining Room

Double glazed window to side, double glazed patio doors to rear garden, radiator.

First Floor Accommodation

Landing

Double glazed window to front, access to both bedrooms and bathroom







Bedroom 1

Double glazed window to side, radiator

Bedroom 2

Double glazed window to side, radiator

Bathroom

Three piece suite comprising of WC, wash hand basin and panel bath with shower and screen over, tiled to water sensitive areas, radiator

External Features

Rear Garden

Enclosed via fence panels with side gate access, mostly laid to patio

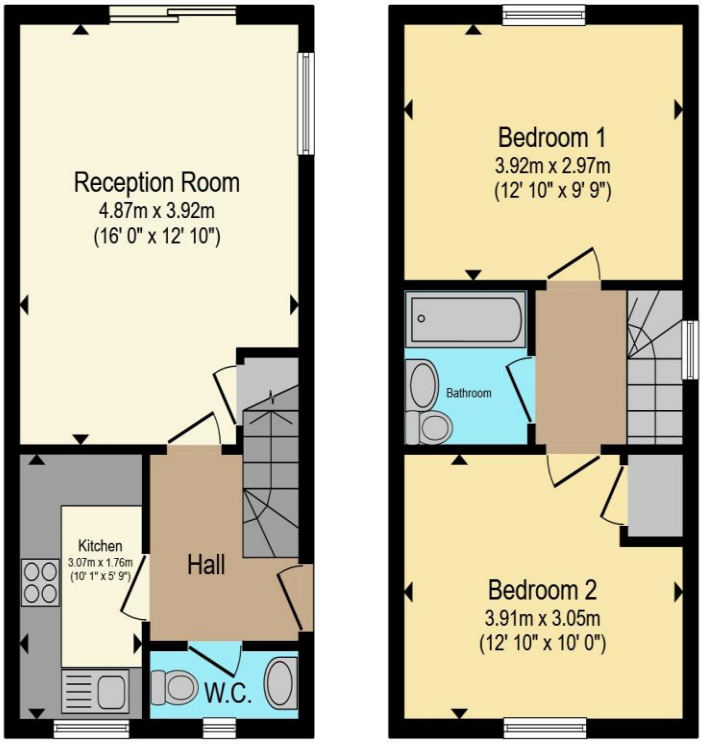
Parking

Allocated parking and on street parking available

Agent Note:

Please note that an AML fee is chargeable to the buyer once an offer has been accepted to cover the cost of required identity checks and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Ground Floor **First Floor**

Total floor area 64.3 m² (692 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

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3-5 Victoria House, Albert St
SWINDON SN1 3BG

Property Ref: SND103383 - 0007

Tenure:Freehold EPC Rating: C

Council Tax Band: C

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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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