

for sale

**£130,000** Leasehold



## Somerville Road Swindon SN3 3AS

A two-bedroom flat situated in the popular Walcot area of Swindon, offering well-proportioned accommodation and convenient access to local amenities, Swindon town centre and transport links. Suitable for a range of buyers including first-time purchasers and investors. **Viewing Advised.**

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- Energy Rating: C
- 2 Bedroom Flat with Balcony
- Great Opportunity for First Time Buyers or Investors!
- Bright and Spacious Living Area
- 2 Good Size Bedrooms



# Property Details

## Internal Features

### Entrance Hall

Access to Living Room through to Rear Lobby, Kitchen & Balcony, Storage Cupboard

### Living Room

2 x Double Glazed Windows to Front, Radiator, Door to Rear Lobby

### Kitchen

Double Glazed Window to Rear, Range of Wall and Base Units with Work Surface Over, Tiled Splash Back all around, Double Sink Unit with Mixer Tap, Space for Appliances

### Rear Lobby

Access to both Bedrooms and Bathroom

### Bedroom 1

Double Glazed Window to Front, 2 x Storage Cupboards, Radiator

### Bedroom 2

Double Glazed Window to Rear, Radiator

### Bathroom

Obscure Double Glazed Window to Rear, WC, Wash Hand Basin, Bath with Shower Over, Tiled to Water Sensitive Areas



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](http://www.propertybox.io)



To view this property please contact Connells on

**T 01793 461757**  
**E [swindonoldtown@connells.co.uk](mailto:swindonoldtown@connells.co.uk)**

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

Property Ref: SND102946 - 0005

Tenure:Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1848.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 110 years from 03 Nov 2003. 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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