# Woodhouse Road, Swindon SN3 2GU

allen & harris

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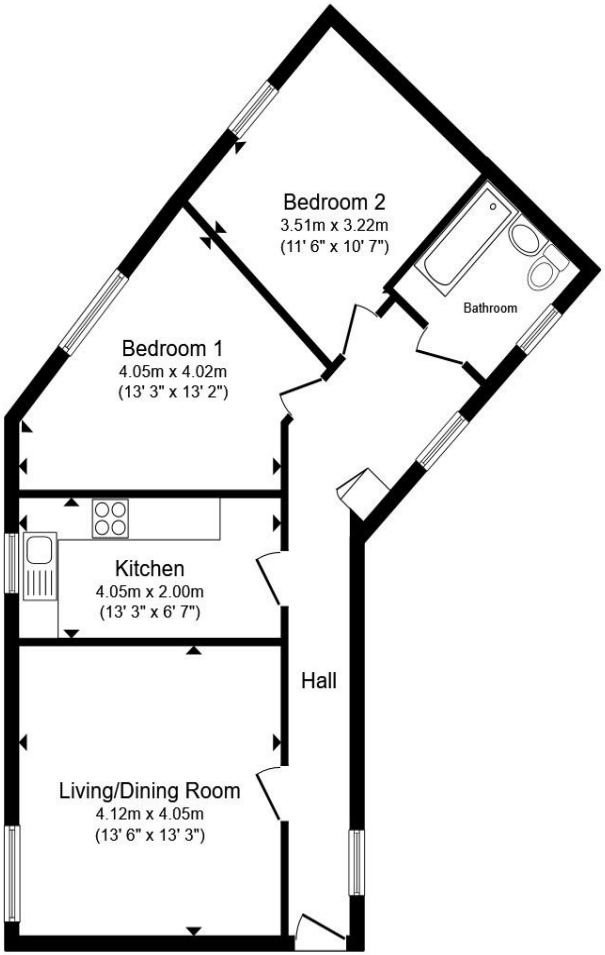
## Woodhouse Road, Swindon

Allen & Harris are delighted to offer to the market this 2 bedroom, first floor apartment in the New College Estate.

The property is offered to the market with no onward chain.

Viewing highly recommended!




**Entrance Hall**

**Living Room**

**Kitchen**

**Bedroom 1**

**Bedroom 2**

**Family Bathroom**

**Agents Note**

Total floor area 64.4 m² (693 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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# Woodhouse Road, Swindon

- Two Bedroom First Floor Flat
- Scope for Improvement
- Ideal Investment Opportunity
- No Onwards Chain
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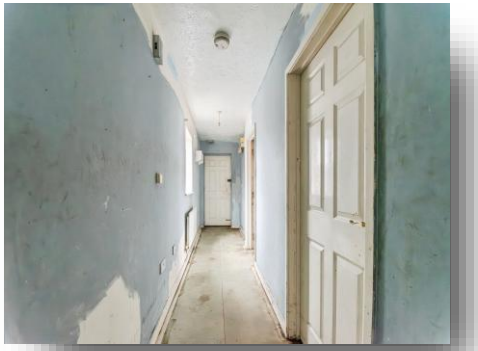
Tenure: Leasehold EPC Rating: C
Council Tax Band: B  Service Charge: Ask Agent
Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £80,000



Please note the marker reflects the postcode not the actual property

**view this property online** allenandharris.co.uk/Property/SWE108700

Property Ref:
SWE108700 - 0002

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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**01793 828900**

ErminStreet@allenandharris.co.uk

94 Ermin Street, Swindon, Wiltshire, SN3 4NQ

**allenandharris.co.uk**

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