



## Littlecote Close, Westlea - SN5 7AL

Swindon Wiltshire

Guide Price **£155,000**

**m<sup>c</sup>farlane**  
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# Littlecote Close

Westlea, Swindon

- Well Proportioned Two Bedroom Home
- Long Lease Remaining (950 + years)
- Ideal Investment Opportunity (Potential Yield of 7%)
- First Floor (Two Storey Building) Private Access
- Off Road Parking
- Bright & Airy Accommodation
- Living Room with Kitchen

Ideal first purchase/investment opportunity! 2-bed maisonette in West Swindon. Private entrance, uPVC double glazing, gas central heating. Potential 7% yield. Call 01793 751 044 for a viewing.



## Littlecote Close

### Westlea, Swindon

Westlea Swindon is a district of West Swindon with ease of access to the neighbouring Junction 16 of the M4. West Swindon offers a plethora of amenities including the West Swindon District Centre.

Council Tax band: A

Tenure: Share of Freehold

EPC Energy Efficiency Rating: C

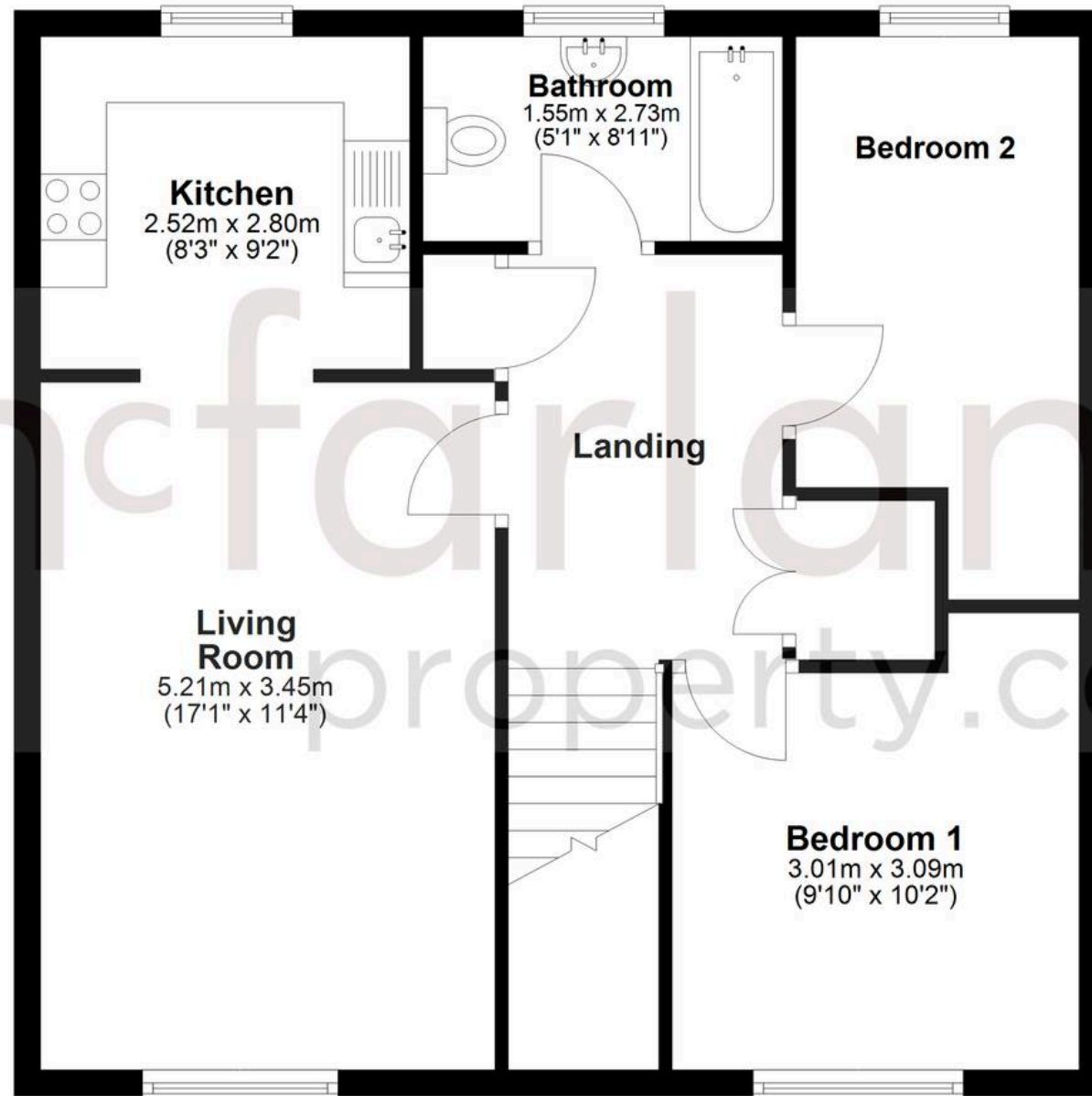
EPC Environmental Impact Rating: C



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## Ground Floor

Approx. 62.3 sq. metres (670.1 sq. feet)



Total area: approx. 62.3 sq. metres (670.1 sq. feet)

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.