



Birdcombe Road, Westlea, Swindon SN5 7BJ

For Sale - Freehold - £145,000

A one-bedroom house back to back house situated in a popular residential area. The property has electric heating, gas convector heater in the living room and uPVC double glazing. Parking space.

Birdcombe Road, Westlea

The accommodation comprises a living room with spiral staircase to the first floor and a kitchen. On the first floor is a double bedroom and a bathroom with shower. Allocated parking space. Garden to the front.



Outside storage cupboard housing consumer unit:

Double glazed door to:

Living/Dining Room: (3.87m x 3.34m) (12'8" max x 10'11"): uPVC double glazed window, gas convector heater, electric panel heater. Feature spiral staircase to first floor. Opening into:

Kitchen (2.78m x 1.47m) (9'4" x 4'9") uPVC double glazed window to front, fitted with a range of wall and base units, gas cooker, space for fridge, plumbing for washing machine.

First floor landing: Doors to all rooms.

Bedroom 1: (3.14m x 2.94m max) (10'3" x 9'7"): Electric heater, uPVC double glazed window, electric panel heater.

Bathroom: Light fitting, radiator, suite of panel enclosed bath, tiled surrounds, wash basin, low level w.c., uPVC double glazed window. Vinyl flooring.

Outside:

Parking space: In adjoining car park.

Garden: Open plan to front. Shed area/space for rotary clothes line.

PROPERTY MISDESCRIPTIONS ACT 1991

"The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors."

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