



**3 Oakwood Road,
Westlea, Swindon, SN5 7EF**

- IDEAL INVESTMENT OR FIRST TIME BUY
- First Floor Maisonette
- One Bedroom
- NO ONWARD CHAIN
- Open Plan Lounge/Diner/Kitchen
- Bathroom
- Gas Central Heating
- uPVC Double Glazing
- Allocated Parking
- Newly Decorated

Offers In Excess Of £95,000



**** IDEAL INVESTMENT OR FIRST TIME BUY ****

We are delighted to offer this well presented one bedroom first floor maisonette being sold with NO ONWARD CHAIN. The accommodation comprises of entrance hallway, open plan lounge/diner/kitchen, bedroom and bathroom. Property also benefits from allocated parking, gas central heating and uPVC double glazing. Located in the popular area of Westlea within walking distance to the West Swindon shopping centre, Shaw Ridge leisure park and local schools. Viewing is highly recommended.

Entrance Hallway

Stairs to first floor.

Landing

uPVC window to rear elevation.

Lounge/Diner

uPVC window to rear elevation. Obscured window to bedroom. Wall lights. Laminate flooring. Radiator.

Kitchen

Two uPVC windows to front elevation. Matching base units with rolled edge worktops over. Breakfast bar. Stainless steel sink and drainer. Built in single oven. Gas hob. Space and plumbing for washing machine and tumble dryer. Space for fridge/freezer. Part tiled walls. Laminate flooring.

Bedroom

uPVC window to rear elevation. Obscured window to lounge/diner. Built in single wardrobe. Wall lights. Laminate flooring. Radiator.

Bathroom

Two obscured uPVC windows to front elevation. White suite comprising of panelled bath with shower over, pedestal wash hand basin and low level W.C. Shaving point and light. Radiator.

Front

Laid to gravel with path leading to storm porch. Storage cupboard.

Parking

Allocated parking for one vehicle.

Management Charges & Ground Rent

Ground rent - £60 per annum.

Management charge - this can vary each year depending on works carried out (last years fee was £400 per annum).

Lease Terms

99 year lease from June 1982 - 61 years remaining.

Sizes

Please note, all measurements of room sizes given are not guaranteed and figures are for guidance only.

Viewings

Strictly via our Swindon office telephone (01793) 641641.

Mortgages

If you would like independent mortgage advice please call Primary Mortgage Centre on (01793) 616617. Home visits available.

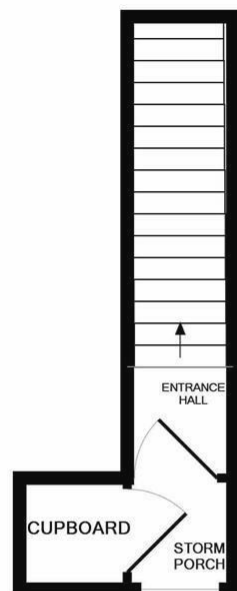
Money Laundering

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.

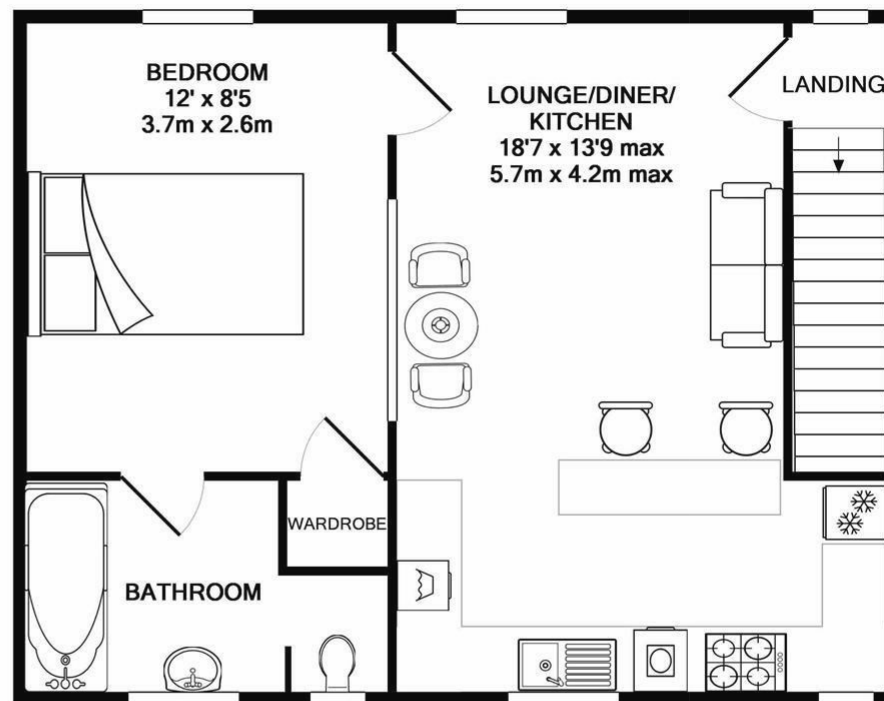


PRIMARY HOMES & LETTINGS

Tel: 01793 641 641



GROUND FLOOR



1ST FLOOR

FOR ILLUSTRATION ONLY

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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