



**52 Elborough Road,
Moreton, Swindon, SN2 2LR**

- IDEAL FIRST TIME BUY OR INVESTMENT
- First Floor Maisonette
- One Bedroom
- Low Management Charges
- NO ONWARD CHAIN
- Large Rear Garden
- Gas Central Heating
- Lounge/Diner
- Kitchen
- Bathroom

Chain Free £95,000



*** ATTENTION ALL FIRST TIME BUYERS AND INVESTORS *** We are pleased to offer this spacious first floor one bedroom maisonette being sold with NO ONWARD CHAIN. The accommodation comprises of entrance hallway, lounge/diner, kitchen, bedroom and bathroom. Property also benefits from a large rear garden with brick built shed, gas central heating and uPVC double glazing. Located in Moredon within walking distance to all local amenities and schools.

Entrance Hallway

uPVC front door. Stairs to first floor. Under stairs cupboard. Tiled flooring.

Landing

uPVC window to rear elevation. Storage cupboard. Two radiators.

Lounge/Diner

uPVC window to front elevation. Built in shelving. Loft access. Radiator.

Kitchen

uPVC window to front elevation. White wall and base units with rolled edge worktops over. Stainless steel sink and drainer. Rangemaster cooker. Space and plumbing for washing machine. Space for fridge/freezer. Extractor fan. Part tiled walls. Tiled flooring.

Bedroom

uPVC window to rear elevation. Built in double wardrobe. Radiator.

Bathroom

Obscured uPVC window to rear elevation. White suite comprising of panelled bath with shower over, pedestal wash hand basin and low level W.C. Extractor fan. Fully tiled walls. Vinyl flooring. Radiator.

Rear Garden

Enclosed by timber fencing. Mostly gravelled with path leading to brick built shed and lawned area.

Lease Terms

95 years remaining.

Management & Ground Rent Charges

Combined total of £372 a year.

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.

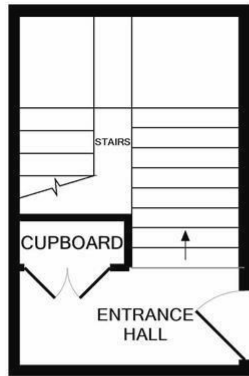
Money Laundering

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.

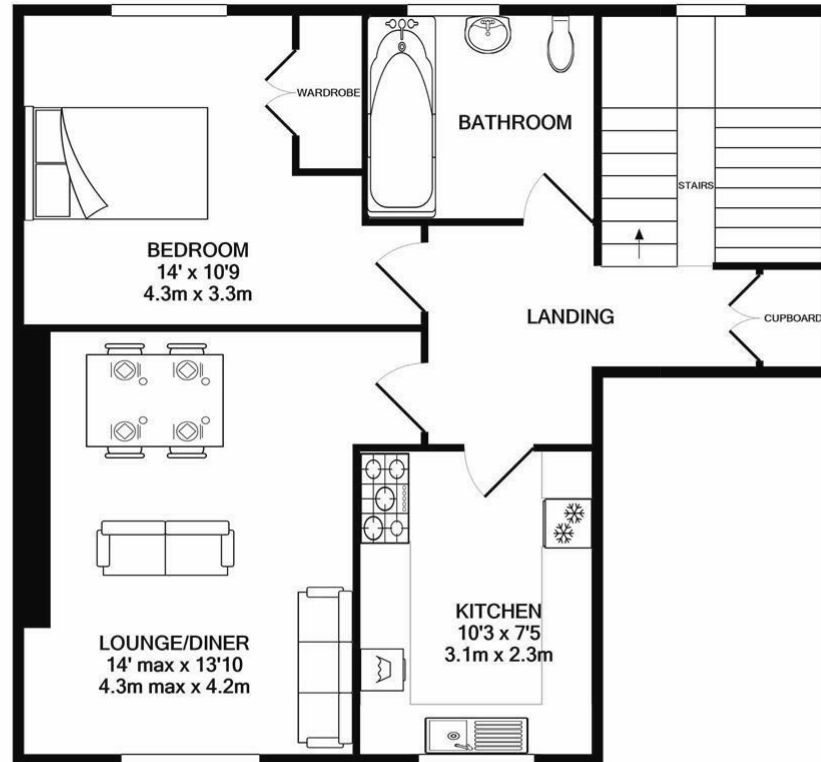


PRIMARY HOMES & LETTINGS

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
 Made with Metropix ©2020

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	60
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	