

for sale

£125,000



## Havisham Drive Swindon SN25 1TX

**NO ONWARD CHAIN!** This spacious and well-presented **GROUND FLOOR MAISONETTE** ideally situated in the sought-after Haydon End area of North Swindon, offering convenient access to local amenities, transport links, and popular recreational space. **ALLOCATED PARKING**



# Havisham Drive Swindon SN25 1TX

## Accommodation Details

### Lounge/Diner

13' 8" x 13' 5" ( 4.17m x 4.09m )

Double glazed door to the front aspect. Electric fire with surround. Opening to the kitchen. Electric heater.

### Kitchen

8' 4" x 6' 1" ( 2.54m x 1.85m )

Fully fitted kitchen with a range of base and wall mounted units comprising of cupboards and drawers. Sink with drainer and mixer tap. Integrated four ring electric hob, oven and cooker hood. Space for fridge freezer. Space and plumbing for washing machine.

### Cloakroom

Two piece suite comprising of Low Level WC and wash hand basin with vanity.

### Bedroom

10' 10" x 9' 8" ( 3.30m x 2.95m )

Double glazed window to the rear aspect. Access to bathroom. Electric radiator.

### Bathroom

Two piece suite comprising of Wash hand basin with vanity and panelled bath with shower over. Partially tiled to water sensitive areas. Extractor fan.

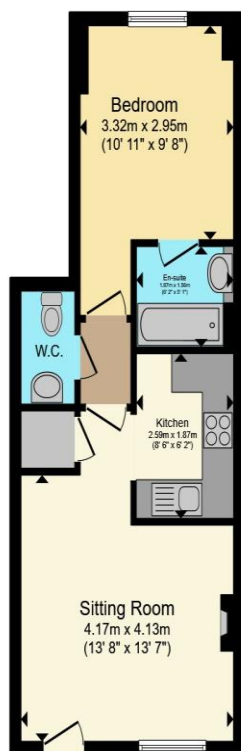


**External Features**

**Parking**

There is allocated parking with the property.





**Ground Floor**

Total floor area 40.7 m<sup>2</sup> (438 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](http://www.propertybox.io)



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Unit B11 North Swindon District Centre Thamesdown Drive  
SWINDON SN25 4AN

Property Ref: SDN314676 - 0003

Tenure:Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 720.00

Ground Rent: 120.00

**view this property online**

**[connells.co.uk/Property/SDN314676](http://connells.co.uk/Property/SDN314676)**

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Jan 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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