



**28 Carman Close, Stratone
Village, Swindon, SN3 4XU**

- ATTENTION FIRST TIME BUYERS & INVESTORS
- First floor Maisonette/Studio
- NO ONWARD CHAIN
- Open Plan Lounge/Diner/Bedroom
- Allocated Parking
- Modern Kitchen
- Shower Room
- Rear Lobby With Built In Wardrobe
- Good Location

Chain Free £95,000



*** ATTENTION FIRST TIME BUYERS AND BUY TO LET INVESTORS *** We are delighted to offer this first floor maisonette/studio being sold with NO ONWARD CHAIN. The accommodation briefly comprises of entrance porch, open plan lounge/diner/bedroom, separate kitchen, rear lobby and bathroom. Property also benefits from uPVC double glazing, outside storage and off road parking. Located in the popular area of Stratone Village within walking distance to all local amenities and easy access to the A419 and M4 motorway. Early viewing is highly recommended.

Entrance Hallway

uPVC front door. Stairs to first floor.

Open Plan Living/Diner/Bedroom

Two uPVC windows to front elevation. Loft access. Electric heater.

Kitchen

uPVC window to front elevation. Range of wall and base units with rolled edge worktop over. Stainless steel sink and drainer. Built in single oven. Ceramic hob. Space for under counter fridge and freezer. Vinyl flooring. Part tiled walls.

Lobby

Built in double wardrobe. Space and plumbing for washing machine and tumble dryer.

Bathroom

Obscured uPVC window to side elevation. White suite comprising of built in shower, wash hand basin with cupboard under and low level W.C. Airing cupboard. Shaving point. Part tiled walls. Vinyl flooring. Electric heater.

Front

Path leading to storm porch. Storage cupboard. Outside space for bike storage.

Parking

Allocated parking for one vehicle.

Lease Terms

Roughly 68 years remaining.

Ground Rent

£100 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.

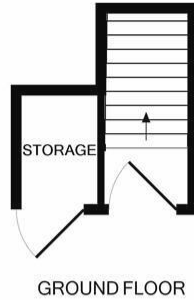


PRIMARY HOMES & LETTINGS

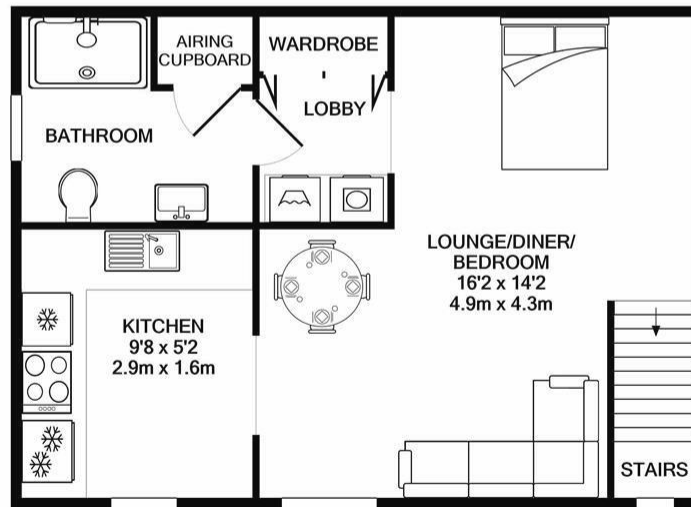
Tel: 01793 641 641

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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GROUND FLOOR



1ST FLOOR

