



**ST. PHILIPS ROAD**

Upper Stratton, Swindon, Wilts SN2 7QP

**PRIMARY**  
HOMES & LETTINGS

# St. Philips Road, Upper Stratton, Swindon SN2 7QP

- IDEAL FIRST TIME BUY OR BUY TO LET INVESTMENT
- Ground Floor Maisonette
- Two Bedrooms
- NO ONWARD CHAIN
- 23FT Open Plan Lounge/Diner/Kitchen
- Bathroom
- Courtyard Garden
- Long Lease - 960 Years Remaining
- Gas Central Heating
- NEW BOILER

**Chain Free £160,000**



\*\*\* IDEAL FIRST TIME BUY OR BUY TO LET INVESTMENT \*\*\* Primary Homes & Lettings are pleased to offer this two bedroom ground floor maisonette being sold with NO ONWARD CHAIN. The accommodation comprises of a open plan lounge/diner/kitchen, two bedrooms and family bathroom. The property also benefits from a courtyard garden, gas central heating and uPVC double glazing. Located in Upper Stratton within easy access to local amenities, schools and transport links such as the A419.

### **Entrance Hallway**

uPVC front door.

### **Lounge/Diner/Kitchen**

uPVC sliding door and window to rear elevation. Matching wall and base units with rolled edge worktops over. Acrylic sink and drainer. Built in single oven. Ceramic hob with extractor hood over. Space for fridge/freezer. Two radiators.

### **Bedroom One**

uPVC windows to front elevation. Radiator.

### **Bedroom Two**

uPVC windows to front elevation. Meter cupboard. 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. Space and plumbing for washing machine. Extractor fan. Part tiled walls. Vinyl flooring. Radiator.

### **Front**

Stone wall with steps leading to storm porch.

### **Rear**

Enclosed by timber fencing. Mostly gravelled with brick built BBQ.

### **Lease Terms**

999 year lease with 960 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**

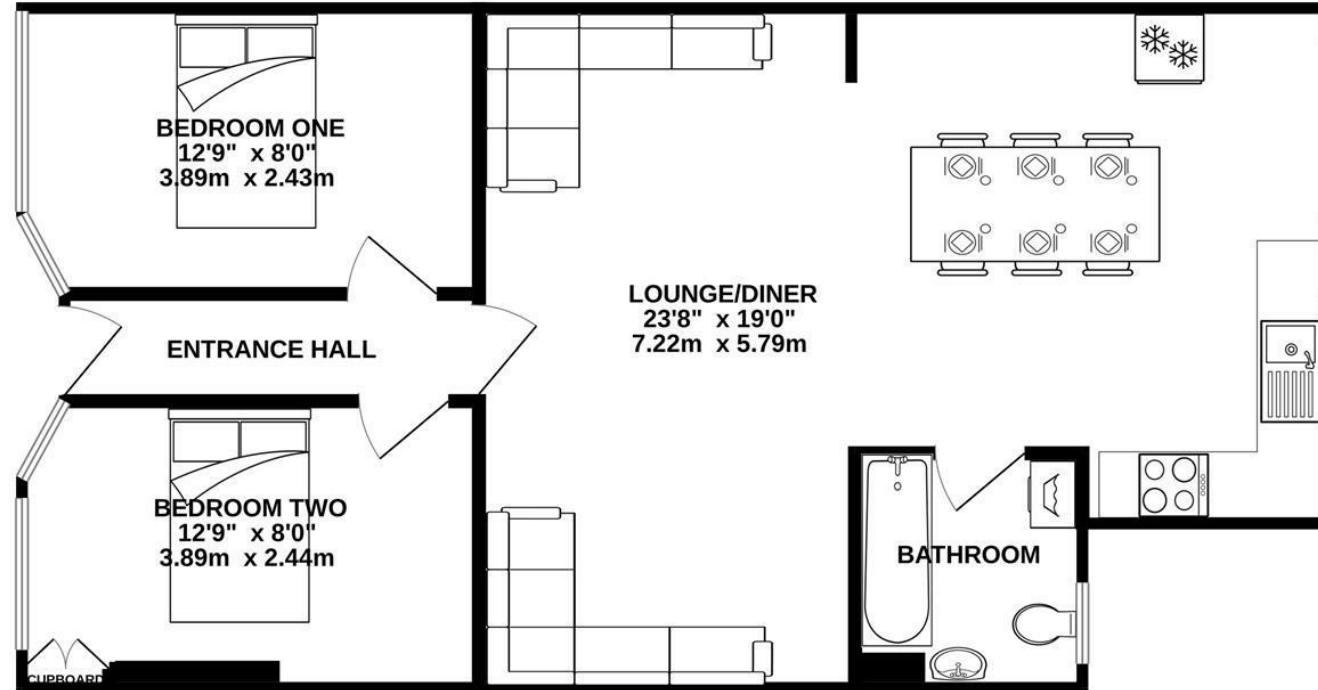
If you would like independent mortgage advice please call Dan Spurr at Primary on (01793) 616617. Home visits available.

### **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.



GROUND FLOOR MAISONETTE  
649 sq.ft. (60.3 sq.m.) approx.



TOTAL FLOOR AREA : 649 sq.ft. (60.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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01793 641641

10 Commercial Road, Swindon, SN1 5PL

[info@primaryhomesandlettings.co.uk](mailto:info@primaryhomesandlettings.co.uk)

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