



Manor Rise, Chiseldon, Nr. Swindon
Guide Price £390,000

Desirable Village Location, Modern Built Semi Detached Family Home, 2 Reception Rooms, 4 Bedrooms +

Apologies, We Are Now Fully Booked For Our Upcoming Property Launch Event on Monday 25th April. However, please contact our Swindon, Old Town Office to register your details for any cancellations we may receive in the meantime! Thank you!

* PROPERTY VIDEO TOUR - NOW AVAILABLE TO DOWNLOAD & VIEW ONLINE! *

C.1190 SQ FT/110 SQ METERS OF STUNNINGLY PRESENTED LIVING ACCOMMODATION

This Beautiful Home Was Built Approximately 4 Years Ago & Benefits From Having The Remaining Architecture Build Warranty Which In Turn Provides 'Peace Of Mind' To The Lucky Buyer Of This Wonderful Property. Situated Within A Small & Select Development Of Houses & Located Within The Very Desirable Village & Heart Of Chiseldon.

This delightful property is conveniently located close by to amenities as well as some very favorable public houses/restaurants, superb commuting links/access to the Great Western Hospital, Junction 15 of the M4 Motorway, local reputable schools and Marlborough (c.7 miles). Both Old Town and Swindon Centre as well as the railway station can also be located within c.4 miles away which makes the village of Chiseldon the perfect place to live.

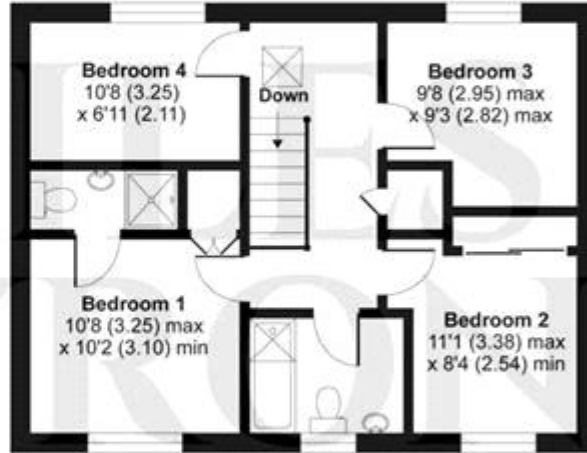
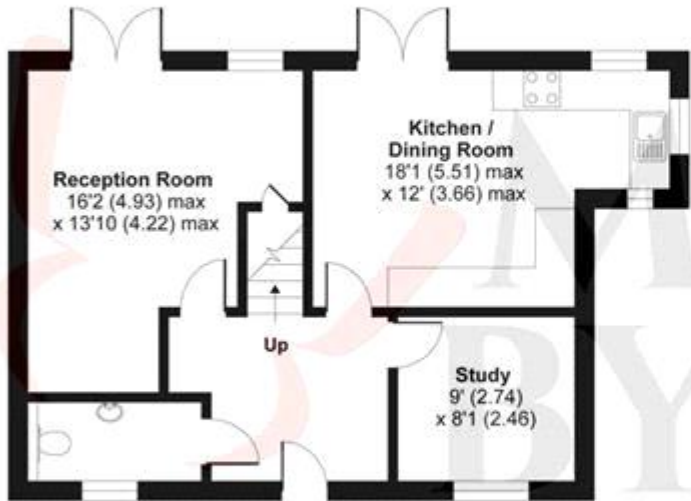
Tenure: Freehold



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

Approximate Area = 1187 sq ft / 110.2 sq m

For identification only - Not to scale



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

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Viewing by appointment only
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