



**Wise Close, Upper Stratton**  
**Guide Price £260,000**

An Immaculate Semi Detached Home With Garage, Conservatory & An En-Suite | Freehold **SOLD**

MILES BYRON are delighted to have been given the opportunity to market and sell this amazing and greatly improved end of terrace home located within the very desirable residential area of Upper Stratton in Swindon. This small, modern development was originally constructed back in 2003 (prior to this, it used to be Wise's Bakery). Attributes include: Garage & Driveway, A Beautiful Conservatory Which Is Used By The Current Owner As A Garden Room, A Professionally Landscaped Rear Garden Which Is Fully Enclosed & Offers A High Degree Of Privacy. Perfect For Summer Alfresco Dining Or Simply A BBQ With Your Family & Friends. Additional units have been added such as extra units and a breakfast bar. In addition the property has benefited from having new double glazing to the front of the property. The accommodation briefly comprises: Entrance hallway, cloakroom, kitchen/breakfast room, a very spacious living room plus conservatory. To the first floor there are three bedrooms (two double's and a single), a very modern and stylish family sized shower room plus an en-suite shower room can also be found to the master bedroom.

N.B. The property is Freehold. The garage can be found under a coach house close by to the property which is Leasehold. The length of the lease was 999 years from 2003 with a peppercorn charge of only £1 per annum.

VIEWINGS TO COMMENCE FROM THIS COMING SUNDAY (4TH JULY 2021). PLEASE CONTACT US TO CONFIRM YOUR APPOINTMENT TO VIEW!

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.



**GROUND FLOOR**

APPROX. 46.2 SQ. METRES (497.7 SQ. FEET)



**FIRST FLOOR**

APPROX. 38.0 SQ. METRES (409.1 SQ. FEET)



**TOTAL AREA: APPROX. 84.2 SQ. METRES (906.8 SQ. FEET)**

All images used are for illustrative purposes only and are intended to convey the concept and vision for the properties advertised only. Floor plans are intended to give a general indication of the proposed layout only. All images and dimensions are not intended to form part of any contract or warranty.  
Plan produced using PlanItly.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92-100) <b>A</b>		
(81-91) <b>B</b>		90
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		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  
**MILES BYRON Real Estate**  
 MILES BYRON Real Estate, 105 Victoria Road, Old Town, Swindon, Wiltshire. SN1 3BD  
 Tel: 01793 200 160 Email: richard@milesbyron.com Website: www.milesbyron.com