



**Wise Close, Swindon**  
**Offers Over £255,000**

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

WE NOW HAVE MULTIPLE OFFERS ON THIS DELIGHTFUL PROPERTY FOLLOWING OUR VERY SUCCESSFUL PROPERTY LAUNCH ON SUNDAY 18th JULY.

MILES BYRON are delighted to have been given the opportunity to market and sell this amazing and greatly improved semi detached home located within the very desirable residential area of Upper Stratton in Swindon. This small, modern development which consists of just over 50 properties was originally constructed back in 2003 (prior to this, it used to be Wise's Bakery). Attributes include: Garage & Driveway, An Impressive Conservatory, A Landscaped Rear Garden Boasting A South Facing Aspect Which Can Be Found Fully Enclosed. The accommodation briefly comprises: Entrance hallway, cloakroom, kitchen/breakfast room, a very spacious living room plus a full width conservatory. To the first floor there are three bedrooms (bedrooms one & two benefit from fitted wardrobes), a family bathroom plus an en-suite shower room can also be found to the master bedroom. The property also benefits from off street parking and a single garage (which has power & lighting as well as eaves storage) directly to the front of the property.

Tenure: Freehold

Parking options: Off Street

Garden details: Private Garden

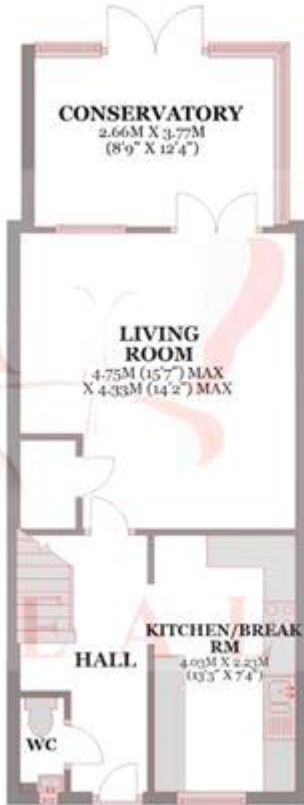




Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, 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. 48.4 SQ. METRES (520.7 SQ. FEET)

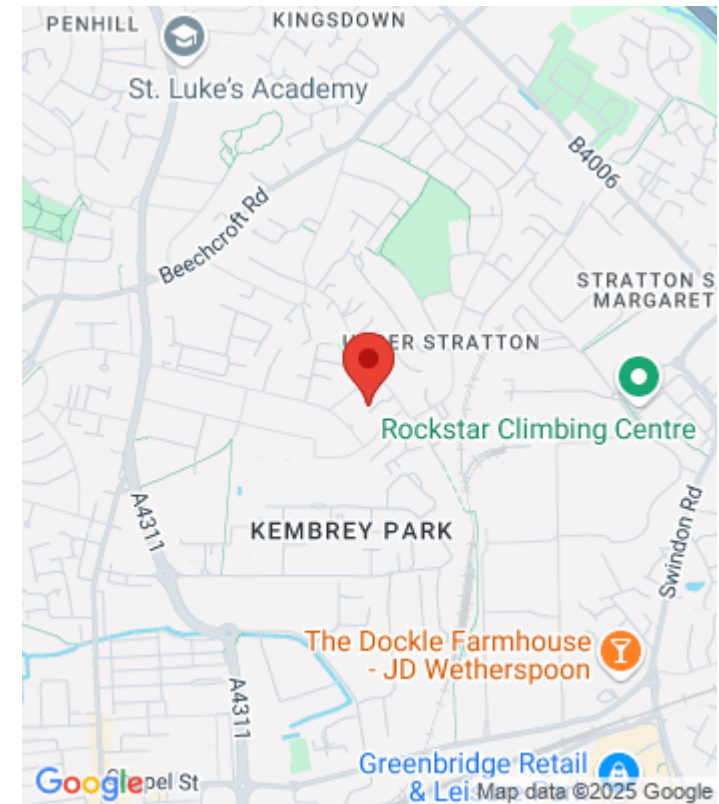


**FIRST FLOOR**  
APPROX. 38.0 SQ. METRES (408.9 SQ. FEET)



**TOTAL AREA: APPROX. 86.4 SQ. METRES (929.6 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 PlanUz.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		76	88
(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  
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