



Stratone Village, Stratton
Guide Price £185,000

A Stylishly Presented END OF TERRACE home boasting 2 bedrooms, allocated parking & a front garden |

APOLOGIES!, WE ARE NOW IN THE NEGOTIATION STAGE FROM RECEIVING MULTIPLE OFFERS FOLLOWING OUR VERY SUCCESSFUL WEEKEND PROPERTY LAUNCH!

PROPERTY VIDEO TOUR - NOW AVAILABLE TO VIEW ONLINE!

Property Launch Event: This Coming Sunday - 5th December 2021 - All Viewings Are Strictly By Appointment Only! MILES BYRON are delighted to offer FOR SALE this fantastic STARTER HOME located within the very desirable Stratton area of East, Swindon. Conveniently located within close proximity to reputable schools, Greenbridge Retail Park as well as excellent access to major road links such the A420, A419, A417, Junction 15 Of The M4 Motorway, the Great Western Hospital and in addition the Town Centre, Old Town and the railway station are all within a short commute from this property. This superb property comprises: Enclosed entrance porch, entrance hall, modern kitchen and living room with box bay window with the view over looking the fully enclosed, low in maintenance front garden. To the first floor there are two bedrooms and a modern three piece bathroom. Attributes include: uPVC double glazing and gas radiator central heating (combination boiler). Externally there is an allocated parking space. To fully appreciate this delightful property, we would highly recommend confirming your appointment to view as soon as possible!

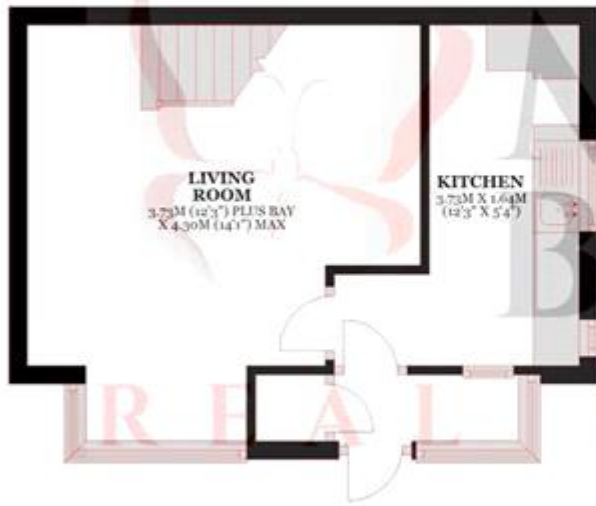
Tenure: Freehold



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.

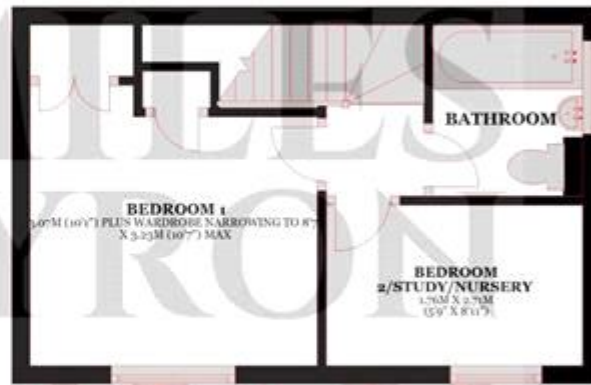
GROUND FLOOR

APPROX. 26.2 SQ. METRES (282.1 SQ. FEET)



FIRST FLOOR

APPROX. 22.5 SQ. METRES (242.7 SQ. FEET)



TOTAL AREA: APPROX. 48.8 SQ. METRES (524.7 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 PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		91
(69-80) C	72	
(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.