



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!

Freehold **SOLD**

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!

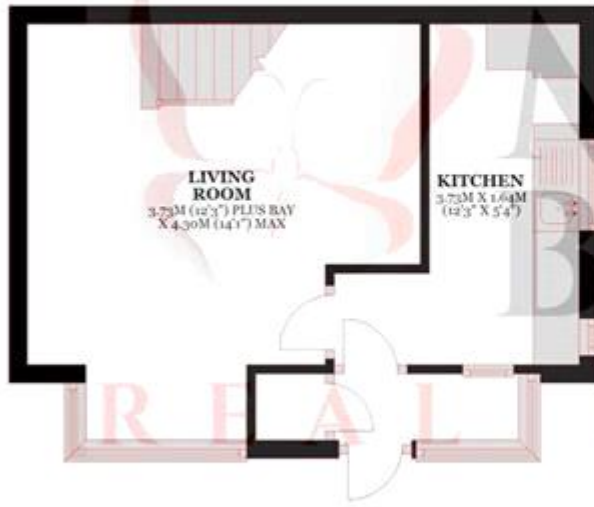
Tenure: Freehold
Parking options: Off Street
Garden details: Private Garden



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. 26.2 SQ. METRES (282.1 SQ. FEET)



FIRST FLOOR

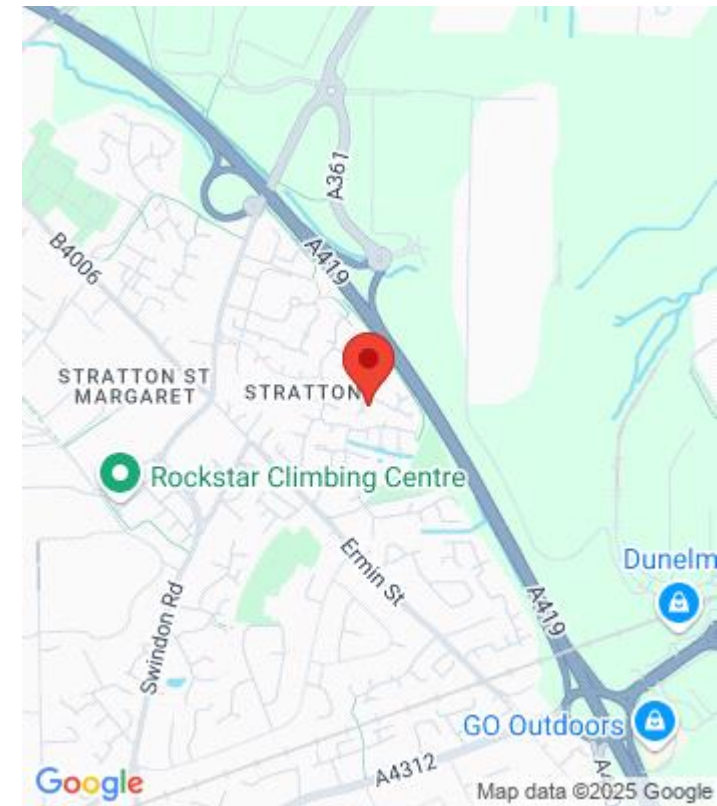
APPROX. 22.5 SQ. METRES (242.7 SQ. FEET)



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		91
(81-91) B		
(69-80) C		
(55-68) D		72
(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.