



**Overbrook, Eldene, Swindon**  
**Guide Price £320,000**

Sought After Location, Extended Semi Detached Home, A Modern & Stylish Kitchen, 3 Double Bedrooms,

Apologies, We Are Now Fully Booked For Our Upcoming Property Launch Event - Sunday 30th January 2022. However, please contact our Swindon, Old Town Office to register your details for any cancellations we may receive in the meantime! Thank you!

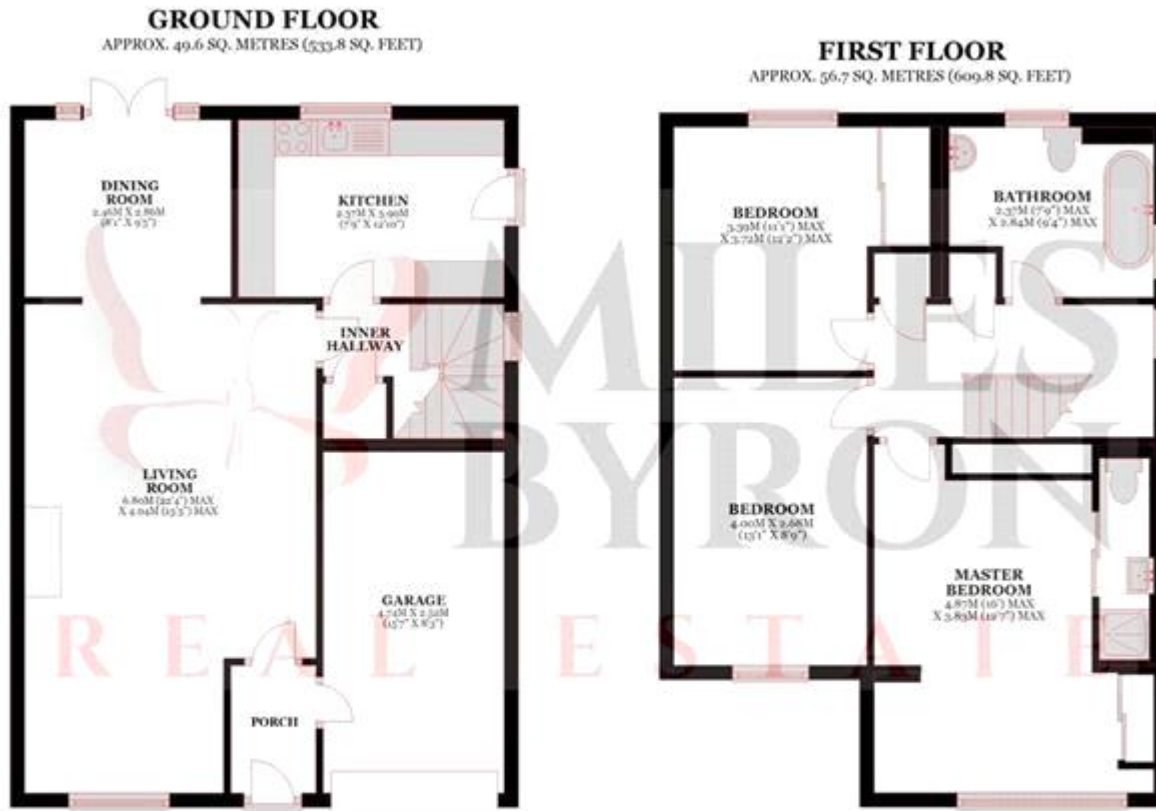
PROPERTY VIDEO TOUR - NOW AVAILABLE TO VIEW ONLINE!

MILES BYRON are delighted to offer For Sale this EXTENDED, 3 Double Bedroom Home. Attributes include: An en-suite shower room to the master bedroom, a very spacious dual aspect, living/dining room and a modern, stylish kitchen. Externally the property benefits from a landscaped & fully enclosed rear garden with a side gate providing access to the front block paved driveway which in turn provides off street parking for a few vehicles. This wonderful property also benefits from having an integral single garage with access from a personal door internally. This delightful home is in 'Show Home' condition and is ready to move into! There is also excellent access to amenities such as Greenbridge Retail Park, A 24 hour gym, A local supermarket & local reputable schools. In addition this property also provides a short commute to The Great Western Hospital, Junction 15 of the M4 Motorway, the A419, A420 & the A417. There are also pleasant, local places close by for a walk with the dog, a run or simply a gentle stroll around Overbrook Lagoon and/or Coate Water Country Park.

Tenure: Freehold

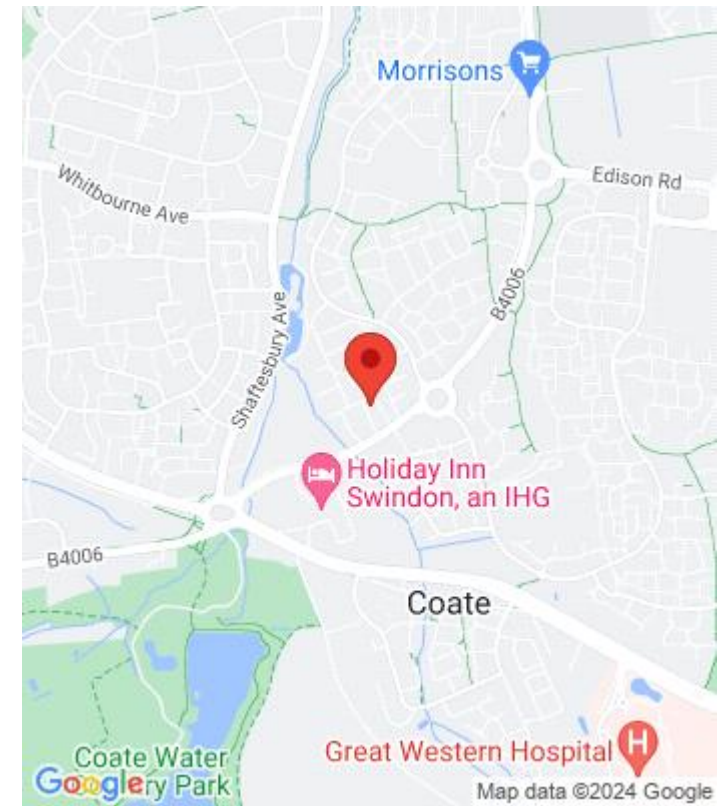


Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors,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



**TOTAL AREA: APPROX. 106.2 SQ. METRES (1143.6 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 Plan1p.



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>	75	84
(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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