



**The Sidings, Ocotal Way, Swindon**  
**Guide Price £360,000**

3 / 4 Bedrooms, Former Show Home, Garage, Allocated Parking Spaces For C.4 Vehicles, Versatile

\* NO ONWARD CHAIN! \* MILES

BYRON are delighted to offer For Sale this stylishly presented and deceptively spacious family sized home located centrally between Swindon Town Centre & Stratton. Offering fantastic access to amenities such as a 24 Hours Tesco Supermarket, a variety of local, reputable schools and Greenbridge Retail Park. This delightful modern home also offers off street parking for c.4 vehicles plus a single garage (the house itself is (Freehold), the garage is (Leasehold) with a 999 year lease which commenced in 2013 - There are no charges payable. In addition there are no service charges payable with this property. The living accommodation is versatile and situated over three floors. The accommodation comprises 3 - 4 Bedrooms, 1 - 2 Reception Rooms, ground floor W.C., first floor family bathroom and a 'Jack & Jill' en-suite shower room & 'Juliet' style balcony to the master bedroom. In addition there is also a balcony with access from the first floor living room / bedroom. The property owner/seller has also paid for some additional upgrades such as fitted wardrobes in some of the bedrooms and a range cooker which will also remain as part of the sale! To fully appreciate this family sized home, we would highly recommend confirming your appointment to view as soon as possible!

Tenure: Freehold

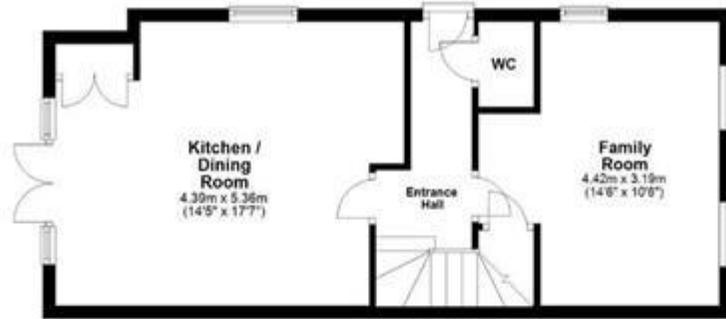
Parking options: Off Street

Garden details: Private Garden

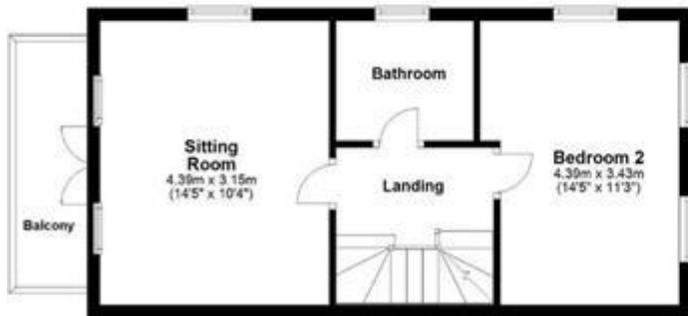


Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors,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

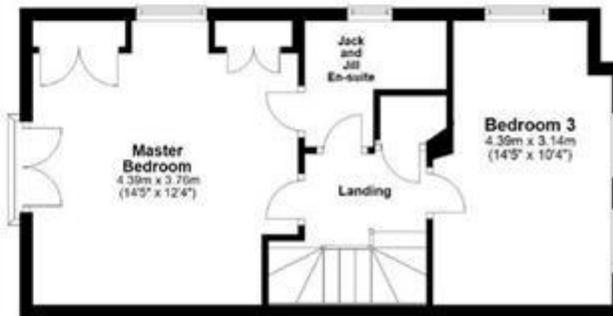
Ground Floor



First Floor



Second Floor



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>		
(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>	84	84
	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