



**Badbury Park, Coate, Swindon**  
**Offers Over £240,000**

Sought After Location, Cul-De-Sac Position, 2 Double Bedrooms, En-Suite, Downstairs Cloakroom/W.C.,

Apologies, We Are Now Fully Booked For Our Upcoming Property Launch Event. 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 &  
PROPERTY FLOOR PLANS  
AVAILABLE SHORTLY!

\* 2 DOUBLE BEDROOMS \* EN-SUITE  
+ BATHROOM \* DOWNSTAIRS  
CLOAKROOM/W.C. \*  
KITCHEN/DINING ROOM \* A FULLY  
ENCLOSED & SOUTH FACING REAR  
GARDEN \* DRIVEWAY PARKING FOR  
C.2 VEHICLES \*

Further Details Such As Property  
Description, Floor Plans,  
Measurements & Video Tour To Follow  
Shortly!

In The Meantime, If you Would Like To  
Register For Further Details Or Would  
Like To Arrange An Early Viewing On  
This Wonderful Property, Please Do  
Not Hesitate To Contact Our Swindon,  
Old Town Office As Soon As Possible.  
Thank You!

Tenure: Freehold

KITCHEN/DINING ROOM, SOUTH FACING REAR GARDEN, DRIVEWAY PARKING FOR C2 VEHICLES | FREEHOLD

**SOLD**





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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92-100) <b>A</b>		<b>96</b>
<b>B</b> (81-91)		
<b>C</b> (69-80)	<b>82</b>	
<b>D</b> (55-68)		
<b>E</b> (39-54)		
<b>F</b> (21-38)		
<b>G</b> (1-20) <i>Not energy efficient - higher running costs</i>		

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.



Viewing by appointment only  
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