



**Pendennis Road, Freshbrook, Swindon**  
**Offers Over £215,000**

An End Of Terrace House, Stylishly Presented Throughout, Driveway & Garage, Kitchen/Dining Room, 2



All Viewings To Commence From -  
Monday 16th January 2023. To  
Register Your Interest To View This  
Property, Please Email Us Or Register  
Online.

\* FREE OF CHAIN! \* ATTENTION: ALL  
FIRST-TIME/INVESTMENT BUYERS \*  
Driveway Parking + GARAGE WITH A  
REMOTE CONTROLLED ELECTRIC  
POWERED ROLLER DOOR & A  
SOUTH, EASTERLY FACING REAR  
GARDEN \* The Perfect First-  
Time/Investment Purchase \* Local  
Amenities On The 'Door Step' \*  
Regular Public Transport Close By \*  
Fantastic Access To Junction 16 Of  
The M4 Motorway & Approximately 3  
Miles Into The Town Centre/Railway &  
Bus Station

MILES BYRON are delighted to offer  
'For Sale' this stylishly presented,  
modern built END OF TERRACE  
HOUSE. The living accommodation  
briefly comprises: entrance porch,  
living room, a spacious open plan  
kitchen/dining room. To the first floor  
there are 2 DOUBLE BEDROOMS & a  
bathroom. This property also has the  
benefit of gas radiator central heating  
via a combination boiler, a fully  
enclosed, SOUTH, EASTERLY FACING  
REAR GARDEN. The property also  
benefits from enjoyable open green  
space to the front aspect which in turn  
provides a pleasant outlook. To fully  
appreciate this wonderful home, we  
would highly recommended confirming  
your appointment to view as soon as  
possible!

Tenure: Freehold

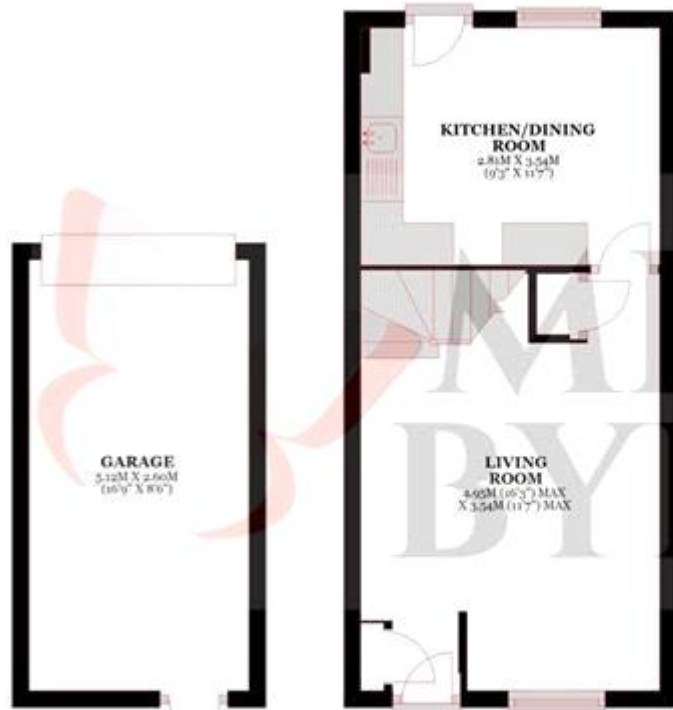


Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, 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. 27.8 SQ. METRES (298.7 SQ. FEET)



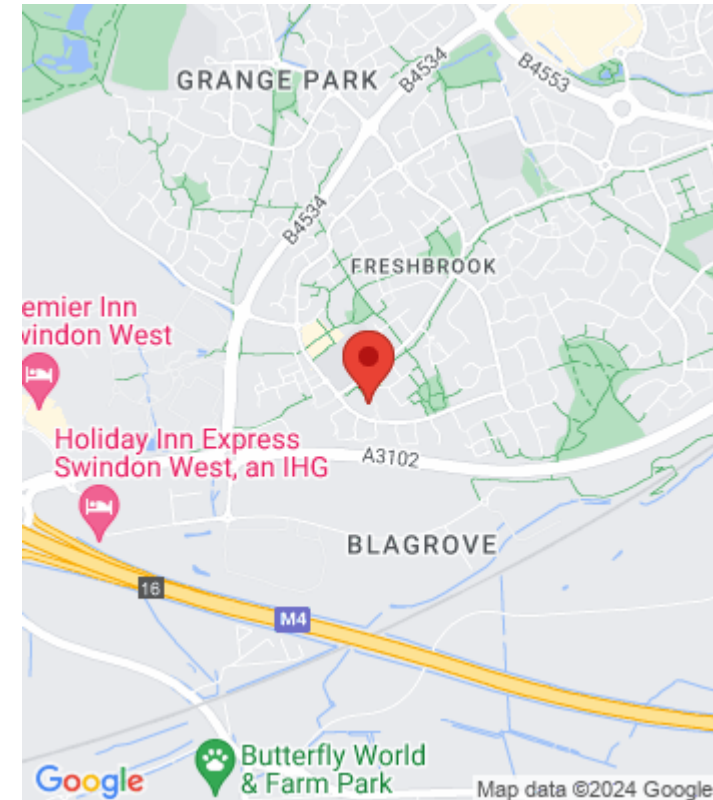
## FIRST FLOOR

APPROX. 27.8 SQ. METRES (299.7 SQ. FEET)



**TOTAL AREA: APPROX. 55.6 SQ. METRES (598.4 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) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>69</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.