



Fareham Close, Park North, Swindon
Offers Over £260,000

Semi Detached Home, Kitchen/Breakfast Room, 3 Good Size Bedrooms, Spacious Dual Aspect Living

* PROPERTY VIDEO TOUR - NOW AVAILABLE TO DOWNLOAD & VIEW ONLINE *

* A Semi Detached Family Sized Home Boasting 3 Bedrooms *

MILES BYRON are delighted to be marketing this READY TO MOVE INTO property which is located towards the East Side Of Swindon. This property is positioned within a small cul-de-sac road and benefits from 3 GOOD SIZE BEDROOMS (All With Built-In wardrobes/storage, a first floor shower room + separate W.C., a spacious dual aspect living/dining room, kitchen/breakfast room with double doors leading to a WESTERLY FACING, landscaped & low in maintenance rear garden. Externally there is driveway parking for C.2 - 3 vehicles. Early Viewing Is Strongly Advised!

This delightful property offers excellent access to amenities such as Greenbridge Retail Park, North Swindon Orbital Retail Park & Shopping Centre. In addition, the property also provides excellent access to major road links such as the A420, A419, A417, Junction 15 Of The Motorway & the Great Western Hospital.

Tenure: Freehold

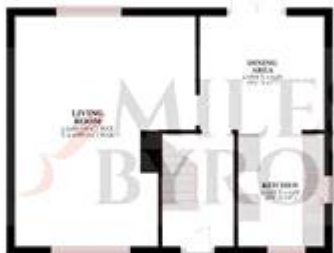


Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, 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. 76.3 SQ. METRES (821.1 SQ. FEET)

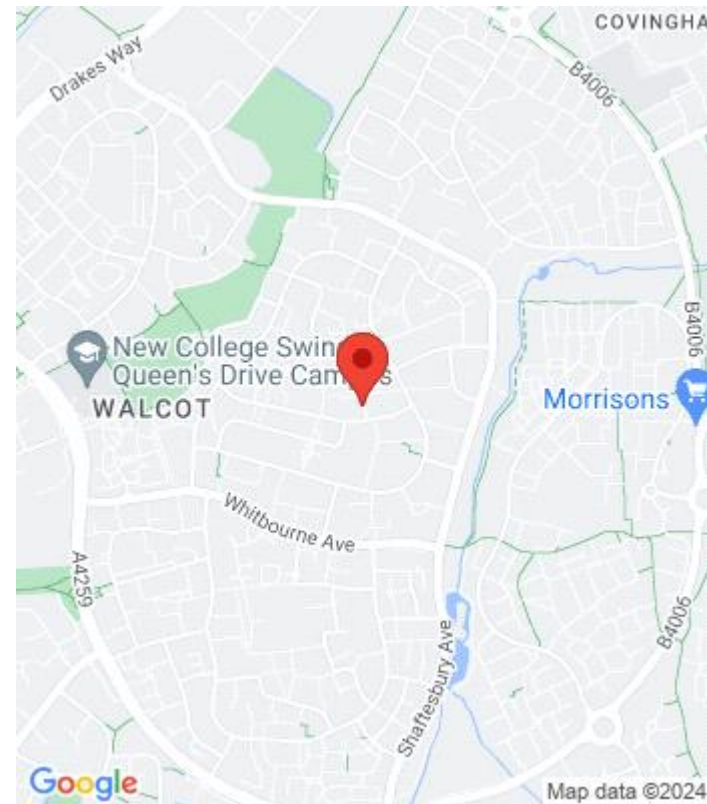
GROUND FLOOR
APPROX. 36.3 SQ. METRES (392.4 SQ. FEET)



TOTAL AREA: APPROX. 76.3 SQ. METRES (821.1 SQ. FEET)

All images used are for illustrative purposes only and are intended to convey the concept and vision for the property 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 PlotCp.

FIRST FLOOR
APPROX. 36.8 SQ. METRES (397.7 SQ. FEET)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			94
(81-91) B		90	
(69-80) C			
(55-68) D			
(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.



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