



**Slade Drive, Lower Stratton, Swindon**  
**Guide Price £290,000**

Stylishly Presented Semi-Detached Family Home, Good Size Living/Dining Room, Spacious Conservatory,

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

Single Garage & Driveway Parking For C.3 Venicles | Freenoid

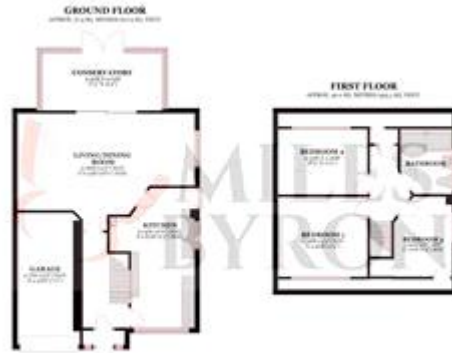
**SOLD**

The Perfect Family Home - OVER 1100  
SQ FT/103 SQ LIVING  
ACCOMMODATION + SINGLE  
GARAGE - MILES BYRON are  
delighted to offer 'For Sale', this well  
presented family home located East Of  
Swindon. This property provides  
excellent access to amenities such as  
Green Bridge Retail Park, C.2 miles  
away from the Town Centre, Designer  
Outlet Village & the railway station. In  
addition this property is within close  
proximity to major road links such as  
the A420, A419, A417, Junction 15 of  
the M4 Motorway and the Great  
Western Hospital. The  
accommodation briefly comprises: An  
enclosed entrance porch, entrance  
hall, C.20 living/dining room , a  
spacious CONSERVATORY & kitchen.  
To the first floor there are 3  
BEDROOMS (2 DOUBLE'S & 1  
SINGLE) & a bathroom. Externally  
there is a fully enclosed rear garden  
with a gate providing side access to  
the driveway, single garage and  
driveway parking for C.3 vehicles.  
Viewing this stylishly presented family  
home is strongly advised.

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. 103.4 SQ METERS (1112.7 SQ FEET)



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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>		
		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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