



**Greycing Street, Blunsdon St. Andrew, Swindon**  
**Guide Price £265,000**

NO ONWARD CHAIN! \* 2 DOUBLE BEDROOMS + EN-SUITE \* The Perfect First-Time / Investment

\* SHOW HOME CONDITION &  
PRESENTATION THROUGHOUT \*

\* NO ANNUAL SERVICE CHARGES TO  
PAY TO MANAGEMENT COMPANY \*  
TENURE: FREEHOLD  
\* COUNCIL TAX BAND: C

MILES BYRON are delighted to offer  
For Sale this stunningly presented,  
terraced home which boasts a fully  
enclosed rear garden with gate  
providing rear access plus two  
allocated parking spaces to the front of  
the property. This property includes the  
remaining term (C. 7 years remaining  
of the N.H.B.C.)

This very stylishly presented presented  
property is positioned within a modern  
and towards the very head of this  
popular cul-de-sac. This property also  
provides superb access to major road  
links such as the A419, A417, A420,  
Junction 15 of the M4 Motorway, the  
Great Western Hospital and the Orbital  
Retail Park & Shopping Centre. To  
Fully appreciate a viewing on this  
outstanding property, we would highly  
recommend confirming an  
appointment to view as soon as  
possible!

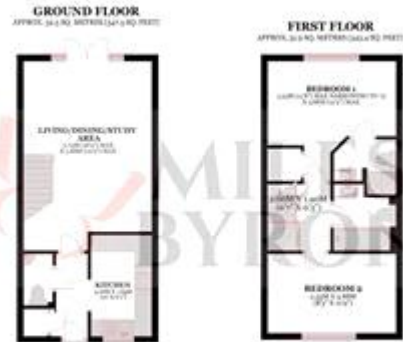
Tenure: Freehold  
Parking options: Off Street  
Garden details: Private Garden

Purchase This Beautifully Presented Terraced Home Located within The Sought After Blunsdon St.  
Andrew Area Of North Swindon. | Freehold **SOLD**





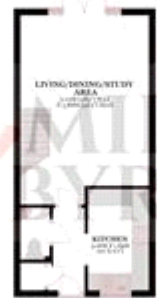
Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors,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



TOTAL AREA: APPROX. 64.2 SQ. METRES (690.9 SQ. FEET)

All measurements are for internal dimensions and are intended to provide a general indication of the proposed layout only. All measurements are approximate and should not be relied upon for any purpose. Measurements are not intended to be part of any contract or warranty.

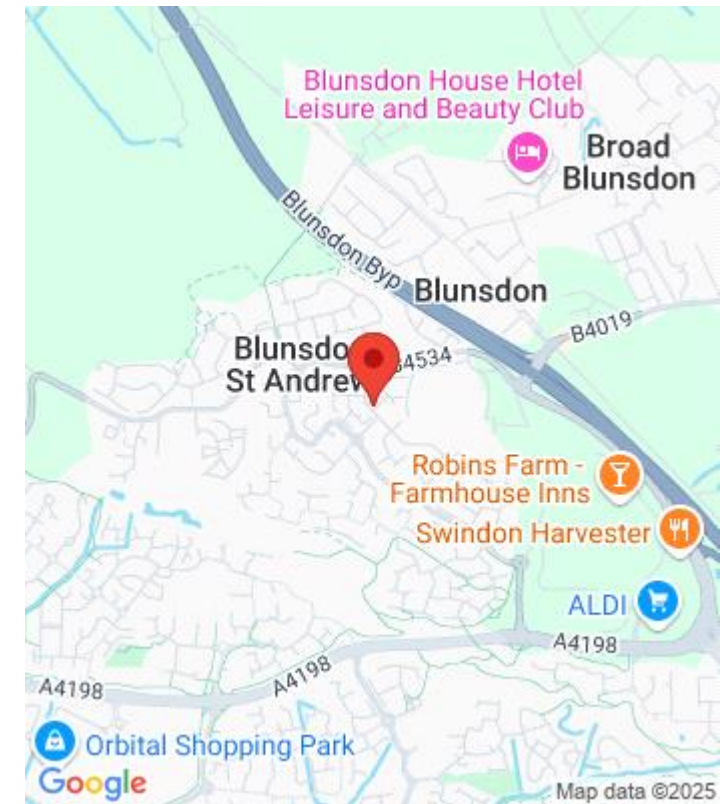
**GROUND FLOOR**  
APPROX. 30.3 SQ. METRES (349 SQ. FEET)



TOTAL AREA: APPROX. 64.2 SQ. METRES (690.9 SQ. FEET)

All measurements are for internal dimensions and are intended to provide a general indication of the proposed layout only. All measurements are approximate and should not be relied upon for any purpose. Measurements are not intended to be part of any contract or warranty.

**FIRST FLOOR**  
APPROX. 30.3 SQ. METRES (349 SQ. FEET)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		97
(92-100) <b>A</b>		
(81-91) <b>B</b>	84	
(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		
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](mailto:richard@milesbyron.com) Website: [www.milesbyron.com](http://www.milesbyron.com)