



Highworth Road, Stratton St. Margaret
Offers Over £338,000

A Detached Home Boasting 3 Double Bedrooms, c.150ft In Length Rear Garden, An Impressive Family

MILES BYRON are delighted to offer For Sale this very attractive, detached family sized home located within the desirable Stratton St.Margaret area of East Swindon. 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. The spacious and fully modernised living accommodation briefly comprises: Entrance hall, a home office/family room, separate living room, a large 'open plan' kitchen/dining room & separate utility. To the first floor there are 3 DOUBLE BEDROOMS + A Modern & Spacious, 4-Piece Bathroom which benefits from having twin hand basins. Externally there is a fully wonderful rear garden which in turn measures c.150ft in length c. 150 ft in length rear garden & off road parking directly in front of the property. To fully appreciate this amazing property, MILES BYRON highly recommends 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.



TOTAL AREA: APPROX. 1249.6 SQ. METRES (1317.0 SQ. FEET)

All measurements are for information purposes only and are intended to give a general impression of the property. Measurements are taken to the internal face of walls, doors and windows. Measurements are not intended to be used for legal purposes. Please contact the agent for more information.



TOTAL AREA: APPROX. 603.8 SQ. METRES (1317.0 SQ. FEET)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			81
(55-68) D			
(39-54) E		54	
(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
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