



Worsley Road, Freshbrook, Swindon
Guide Price £265,000

A Ready To Move Into Family Home, Close Proximity To Amenities, Superb Access To Major Road Links

* Property Launch Event: Sunday 22nd January 2023 (Viewing is strictly by appointment only) * Please email / contact our Swindon, Old Town office to confirm your appointment to view!

* A READY TO MOVE INTO FAMILY HOME * NO ONWARD CHAIN * 3 BEDROOMS * A LARGE DRIVEWAY PROVIDING AMPLE OFF STREET PARKING + GARAGE * CLOSE PROXIMITY TO AMENITIES * SUPERB ACCESS TO MAJOR ROAD LINKS SUCH AS JUNCTION 16 OF THE M4 MOTORWAY * A SHORT WALK TO LYDIARD COUNTRY PARK * RE-FITTED CARPETS * NEWLY FITTED & VERY STYLISH FAMILY BATHROOM, SOUTH FACING REAR GARDEN. MILES BYRON are delighted to offer For Sale this well presented property located within West Swindon. The accommodation briefly comprises: Entrance porch, living room, a large open plan kitchen/dining/family room with access to a fully enclosed, south facing rear garden. To the first floor there are there are 3 bedrooms and a bathroom. The property benefits from a large block paved driveway and garage.

PLEASE NOTE: The property/homeowner is working towards a moving schedule of End Of July / Summer School Holidays 2023 and is not in a position to move any sooner I am afraid. Please kindly bare this in mind when confirming your appointment to view. Thank you!

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

SUCH AS J.16 M4 Motorway, Large Open Plan Kitchen/Dining/Family Room, Re-Fitted Bathroom, South Facing Rear Garden, Large Block Paved Driveway + Garage | 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.



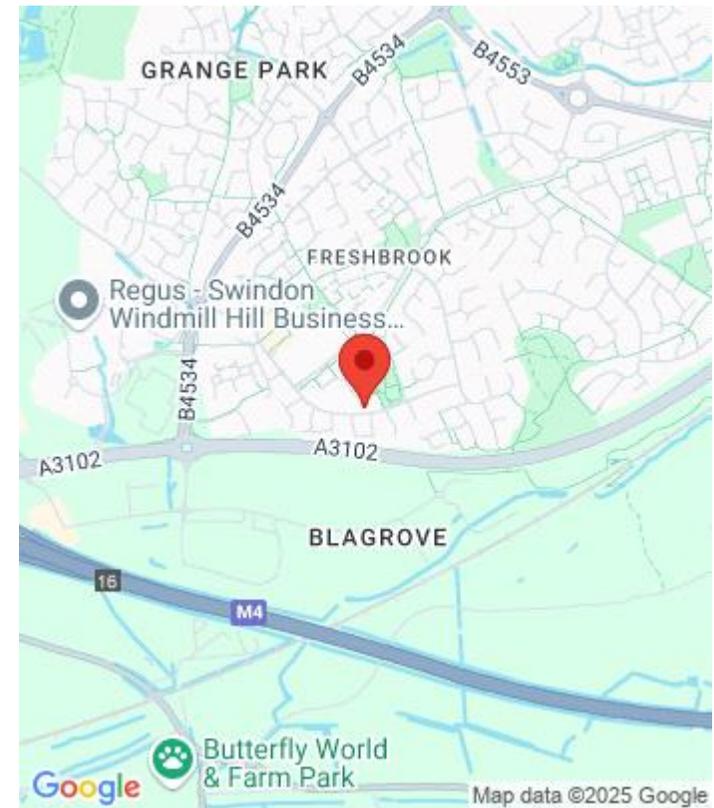
TOTAL AREA: APPROX. 75.3 SQ. METRES (840.5 SQ. FEET)

All images and text for illustrative purposes only and do not constitute an offer or contract. All images and text are for the property only and do not represent the actual condition of the property. All images and text are for the property only and do not represent the actual condition of the property. All images and text are for the property only and do not represent the actual condition of the property.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		88
(69-80) C	71	
(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
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