



**MILES
BYRON**

Westlea, Swindon
Offers Over £215,000

* 2 DOUBLE BEDROOMS * NO-THROUGH ROAD / SMALL & QUIET CUL-DE-SAC POSITION *

* AN AMAZING FIRST-TIME HOME! * 2
DOUBLE BEDROOMS * NO-
THROUGH ROAD / SMALL & QUIET
CUL-DE-SAC POSITION * MODERN
CENTRAL HEATING BOILER WITH
REMAINING WARRANTY * MODERN
PVCu DOUBLE GLAZING WITH
REMAINING WARRANTY * SOUTH
WESTERLY FACING REAR GARDEN *
ALLOCATED PARKING * SUPERB
ACCESS TO AMENITIES & MAJOR
ROAD LINKS SUCH AS J.16 OF THE
M4 MOTORWAY

MILES BYRON are delighted to offer
For Sale this beautifully presented
terraced home which can be located
within the sought after residential area
of Westlea. The stylish living
accommodation briefly comprises:
Entrance hall, modern kitchen,
living/dining room with glazed door
opening out to the south westerly
facing & fully enclosed rear garden. To
the first floor there two great size
bedrooms and a bathroom. To fully
appreciate this delightful property, we
would highly recommend confirming
your appointment to view as soon as
possible!

Tenure: Freehold
allocated parking space for one vehicle
Parking options: Off Street
Garden details: Private Garden

MODERN CENTRAL HEATING BOILER WITH REMAINING WARRANTY * MODERN PVCu DOUBLE
GLAZING WITH REMAINING WARRANTY * SOUTH WESTERLY FACING REAR GARDEN *
ALLOCATED PARKING * | 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. 63.5 SQ. METRES (675.4 SQ. FEET)

All images used are for illustrative purposes only and are intended to convey the concept and value for the properties advertised only. Floor plans are included 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. Plans produced using Plan-i.

GROUND FLOOR
APPROX. 36.3 SQ. METRES (388.3 SQ. FEET)



TOTAL AREA: APPROX. 63.5 SQ. METRES (675.4 SQ. FEET)

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FIRST FLOOR
APPROX. 27.2 SQ. METRES (291.2 SQ. FEET)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		90
(69-80)	C		
(55-68)	D	63	
(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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