



Farman Close, Eldene, Swindon
Offers Over £269,000

NO ONWARD CHAIN! * 3 Bedrooms * A very impressive & tasteful 'Wren' fitted kitchen with integrated

This wonderful family home provides excellent access to amenities such as Greenbridge Retail Park, A 24 hour gym, A local supermarket & local reputable schools. In addition this property also provides a short commute to The Great Western Hospital, Junction 15 of the M4 Motorway, the A419, A420 & Coate Water Country Park can be located within close proximity.

MILES BYRON are delighted to offer For Sale with NO ONWARD CHAIN this very stylishly presented SEMI DETACHED home located along a sought after cul-de-sac road in Eldene. Located within a 'stones throw' of 'open green space. Perfect space for a dog walk or simply a stroll. Attributes include PVCu double glazing and gas radiator central heating. The living accommodation briefly comprises: Entrance porch, entrance hall, living room which can be found 'open plan' to a beautiful kitchen with integrated appliances and in turn a large sliding patio door leading to a professionally landscaped and fully enclosed rear garden. To the first floor there are 3 bedrooms and bathroom. Externally the property has driveway parking and a SINGLE GARAGE. To fully appreciate this wonderful home, we would highly recommend confirming an appointment to view as soon as possible!

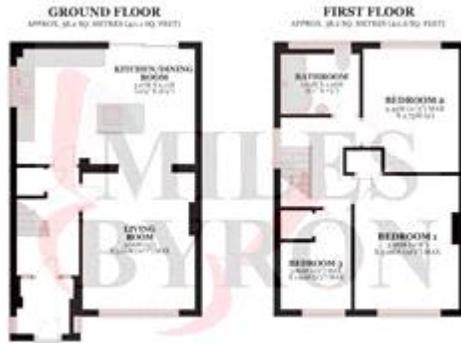
Tenure: Freehold
Parking options: Off Street
Garden details: Private Garden

appliances • Other attributes include: 3 BEDROOMS & SPACIOUS FIRST FLOOR BATHROOM, A PROFESSIONALLY LANDSCAPED REAR GARDEN, DRIVEWAY + A SINGLE 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. 76.4 SQ. METRES (822.8 SQ. FEET)

All images used are for illustrative purposes only and are intended to convey the concept and vision for the property intended only. They do not represent a guaranteed indication of the proposed layout only. All images and dimensions are not intended to form part of any contract or warranty. For practical usage, please refer to the actual drawings.

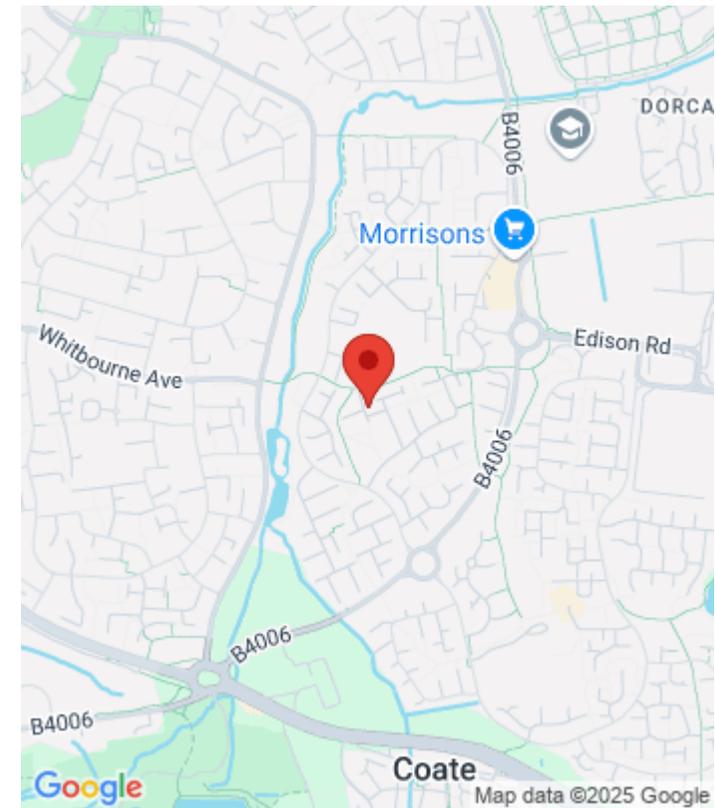
GROUND FLOOR
APPROX. 36.4 SQ. METRES (391.4 SQ. FEET)



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FIRST FLOOR
APPROX. 36.1 SQ. METRES (387.4 SQ. FEET)



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | 88 |
| (69-80) | C | | |
| (55-68) | D | 68 | |
| (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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