



Portal Road, Swindon
Guide Price £245,000

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A spacious and well presented SEMI DETACHED home located in North Swindon. Attributes include a generous in size and fully enclosed rear garden, driveway parking, 3 BEDROOMS + FIRST FLOOR BATHROOM, a spacious 'open plan' kitchen/dining room & living room. A short commute to the Town Centre/Railway Station & North Swindon Orbital Retail Park & Shopping Centre as well as superb access to major road links. Attributes include PVCu double glazing (with remaining FENSA guarantee) and gas radiator central heating). To fully appreciate this delightful home, MILES BYRON would highly recommend confirming your appointment to view as soon as possible!

Please Note: This property is a non-traditional construction (B.I.S.F.) which is mortgageable through a selection of high street mortgage lenders. For any further information, please do not hesitate to contact/email our office.

Tenure: Freehold

Parking options: Off Street

Garden details: Private Garden

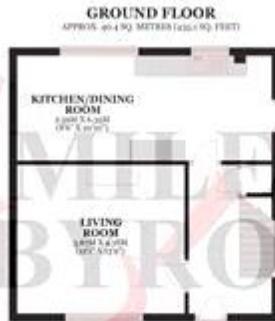
enclosed rear garden, driveway parking, 3 BEDROOMS, FIRST FLOOR BATHROOM, a spacious 'open plan' kitchen/dining room & living room. A short commute to amenities | Freehold **SOLD**



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.



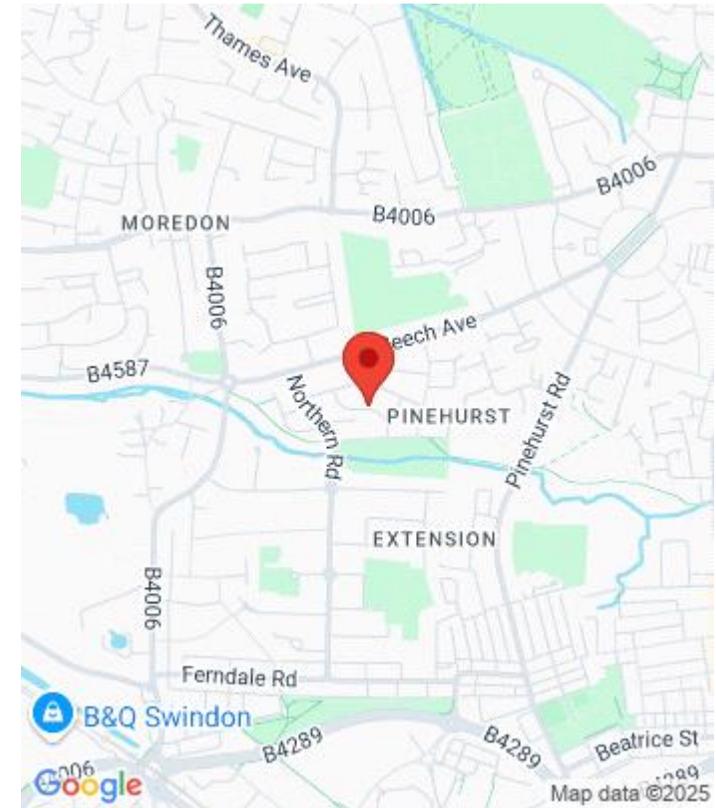
TOTAL AREA: APPROX. 80.8 SQ. METRES (870.2 SQ. FEET)
 All images used are for illustrative purposes only and are intended to convey the concept and raise for the property advertised only. Floor plans are intended to give a general indication of the proposed layout only. All images and dimensions are not intended to form part of any contract or warranty. Please contact us for further details.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			82
(55-68) D		66	
(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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