



**Nythe, Swindon**  
**Guide Price £280,000**

\* A MUST VIEW SEMI DETACHED HOME WHICH HAS BEEN WELL PRESENTED & TASTEFULLY

\* EXTENSION POTENTIAL TO THE SIDE ASPECT (S.T.P.P.) \* READY TO MOVE INTO \* A MUST VIEW SEMI DETACHED HOME WHICH HAS BEEN WELL PRESENTED & TASTEFULLY DECORATED THROUGHOUT. ATTRIBUTES INCLUDE: 2/3 BEDROOMS, DOWNSTAIRS CLOAKROOM/WC, FIRST FLOOR BATHROOM, A LARGE OPEN PLAN KITCHEN/BREAKFAST ROOM WITH STUDY/SNUG AREA. IN ADDITION THERE IS A FULLY ENCLOSED, NORTH WESTERLY FACING REAR GARDEN, A LARGE BLOCK PAVED DRIVEWAY PROVIDING AMPLE OFF STREET PARKING & A SELF CONTAINED ANNEXE (GARAGE CONVERSION WITH RELEVANT PLANNING PERMISSION IN PLACE) WHICH BENEFITS FROM ITS VERY OWN PRIVATE ENTRANCE. THE PERFECT SPACE FOR A LARGER FAMILY OR SIMPLY AN ON-GOING INVESTMENT OPPORTUNITY. SUPERB ACCESS TO GREENBRIDGE RETAIL PARK & EXCELLENT ACCESS TO MAJOR ROAD LINKS SUCH AS THE A419, A420, J.15 OF THE M4 MOTORWAY & THE GREAT WESTERN HOSPITAL. \*\*\* VIEWING IS HIGHLY RECOMMENDED BY MILES BYRON

Tenure: Freehold

DECORATED THROUGHOUT. ATTRIBUTES INCLUDE: 2/3 BEDROOMS, CLOAKROOM/WC, FIRST FLOOR BATHROOM, A LARGE KITCHEN/BREAKFAST ROOM, STUDY/SNUG AREA. REAR GARDEN, DRIVEWAY + ANNEXE. | 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. 1634.0 SQ. METRES (1800.0 SQ. FEET)

All figures are for the finished premises only and are intended to give an overall impression of the property. They are not intended to be used as a guide to the actual area of the property. The actual area of the property may vary slightly from the figures given.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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