



Coronel Close, Stratton, Swindon
Guide Price £450,000

One Of The Largest Rear Gardens Within The Stratton Gate Development *Built By Messrs Barratt Homes

*** ALL VIEWINGS TO COMMENCE FROM: TUESDAY 6TH FEBRUARY (BY APPOINTMENT ONLY) ***'SHOW HOME' CONDITION & PRESENTATION - 'The Cambridge' - Built By Messrs Barratt Homes in C.2019 With Many Upgraded Features Including The Kitchen Which Can Be Found Throughout This Exceptional Property * The Perfect Family Home With The Added Benefit Of Having One Of The Largest Rear Gardens (North Westerly Facing) Within The Stratton Gate Development * Other Attributes Include: 4 DOUBLE BEDROOMS + EN-SUITE SHOWER ROOM TO THE MASTER BEDROOM, Spacious Living Room, Dining Room + Home Office/Study, Driveway Parking + A Detached Single Garage. Remaining N.H.B.C. Warranty. This Stunning Home Is Positioned Within A Quiet Cul-De-Sac Road & Provides Superb Access To Local Amenities, Excellent Access To Major Road Links Such As The A419, A420, Junction 15 Of The M4 Motorway & The Great Western Hospital. In Addition The Property Is Also Within Very Close Proximity / A Short Walk To Local & Reputable Primary & Secondary Schooling. To Fully Appreciate This Amazing Home, MILES BYRON Highly Recommends Confirming Your Appointment To View As Soon As Possible!

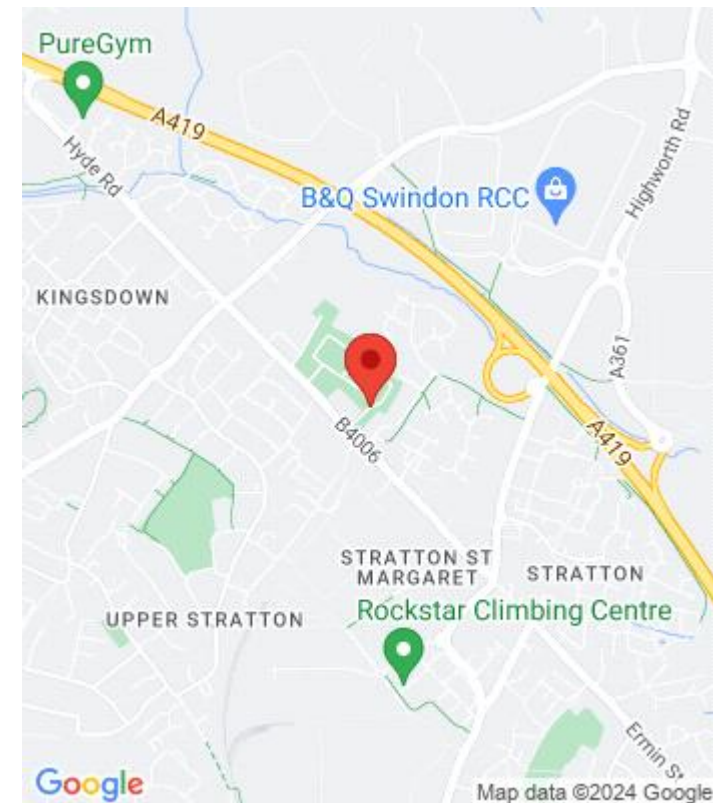
PLEASE NOTE: The Homeowners Of This Beautifully Presented Home Have Successfully Found & Secured A Property To Purchase Which Has The Added Benefit Of Being End Of Chain!

Tenure: Freehold

IN 2019 ~ 4 DOUBLE BEDROOMS + EN-SUITE SHOWER ROOM TO THE MASTER BEDROOM, Spacious living room, dining room + study, driveway parking + single garage. | Freehold



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		94
(81-91)	B	85	
(69-80)	C		
(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.