



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!

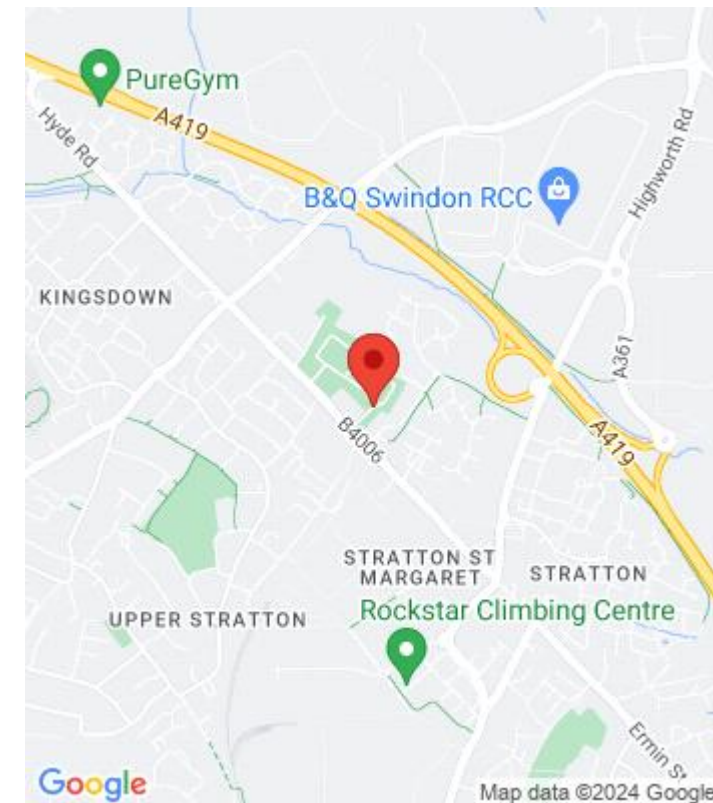
PLEASE NOTE: The Homeowners Of
This Beautifully Presented Home Have
Successfully Found & Secured A
Property To Purchase Which Has The
Added Benefit Of Being End Of Chain!

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.



Viewing by appointment only
MILES BYRON Real Estate
 MILES BYRON Real Estate, 105 Victoria Road, Old Town, Swindon, Wiltshire. SN1 3BD
 Tel: 01793 200 160 Email: richard@milesbyron.com Website: www.milesbyron.com