



Scorhill Lane, East Wichel, Swindon
Guide Price £250,000

CLOSE PROXIMITY TO AMENITIES * CENTRALLY LOCATED BETWEEN THE DESIRABLE OLD

**TOWN AREA & WROUGHTON " THE 'PERFECT' FIRST-TIME PROPERTY " SEMI DETACHED
PROPERTY BOASTING: 2 DOUBLE BEDROOMS, DOWNSTAIRS CLOAKROOM/W.C., LIVING/DINING
ROOM, DRIVEWAY + GARAGE. | Freehold **SOLD****

*** N.B. THE HOMEOWNERS OF THIS PROPERTY HAVE SUCCESSFULLY SECURED A PROPERTY TO PURCHASE. THEY HAVE ALSO CONFIRMED THEY WILL BE WILLING TO BREAK THE CHAIN IF NECESSARY FOR THE RIGHT BUYER

*** CENTRALLY LOCATED BETWEEN THE DESIRABLE OLD TOWN AREA AS WELL AS THE WONDERFUL VILLAGE OF WROUGHTON *** THE 'PERFECT' FIRST-TIME / INVESTMENT OR DOWN

-SIZE PROPERTY *** Convenient access to Nationwide HQ as well as superb access to major road links such as Junction 15 of the M4 Motorway & The Great Western

Hospital. MILES BYRON are delighted to offer 'For Sale' this well presented and deceptively spacious SEMI DETACHED house. The living accommodation briefly comprises:

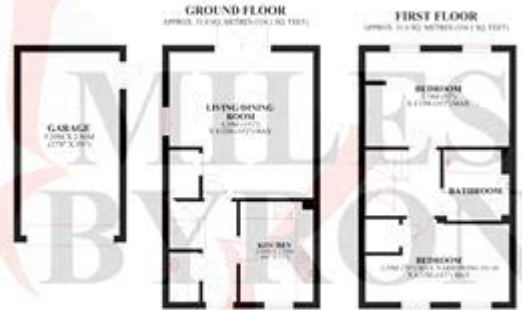
Entrance Hall, Cloakroom/W.C., A Spacious Living/Dining Room, Kitchen, A Fully Enclosed Rear Garden Which In Turn Provides A High Degree Of Privacy. To The First Floor There Are 2 DOUBLE BEDROOMS & A Bathroom.

Other Attributes To This Delightful Home Include: A Pleasant Walk, Stroll Or Run Around The Near-By Open Countryside Including: Wichelstowe Ponds As Well As The Beautiful Nature Reserve & Wildlife. In Addition, There Is A Driveway To The Side Aspect Of The Property Which Provides Off Street Parking For C.2 Vehicles Via Double Gated Access + A Single Garage. In Our Professional Opinion, This Wonderful Property Needs To Be Viewed To Be Fully Appreciated.

Tenure: Freehold



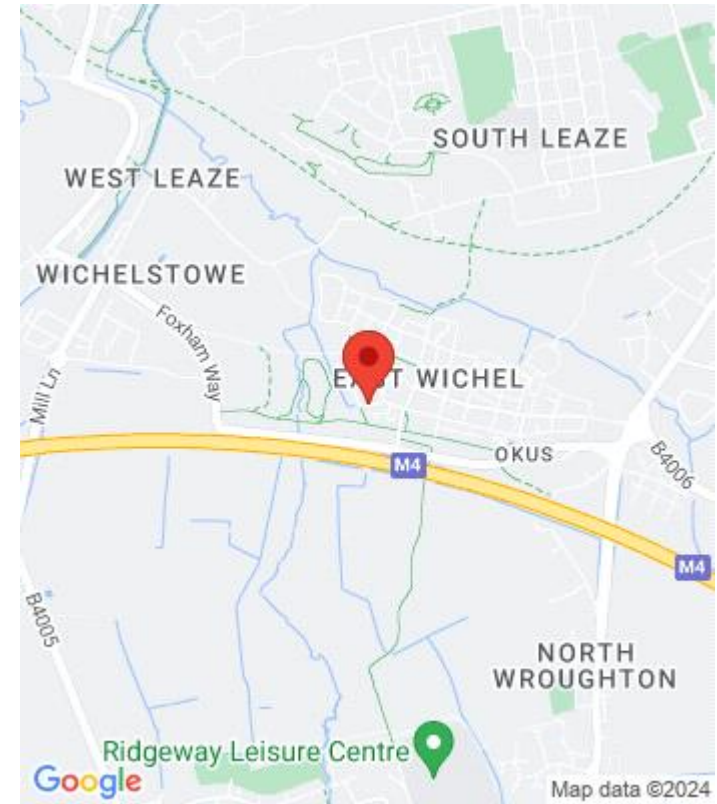
Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, 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/fixings 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. 62.1 SQ. METRES (668.3 SQ. FEET)
All designs are for illustrative purposes only and are intended to convey the overall impression of the proposed development. All dimensions are approximate and are not intended to be used as a basis for construction. All designs and dimensions are not intended to be part of any contract or agreement. Please contact Miles Byron.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		91
	77	
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