



Farleigh Crescent, Lawn, Swindon
Guide Price £300,000

'ON THE DOOR STEP' TO LAWN WOODS & AMENITIES INCLUDING A CONVENIENCE STORE &

*** 'ON THE DOOR STEP' TO LAWN WOODS & AMENITIES INCLUDING A CONVENIENCE STORE & DOCTOR SURGERY AS WELL AS ACCESS TO REGULAR PUBLIC TRANSPORT *** NO ONWARD CHAIN! *** A FULLY ENCLOSED & PRIVATE REAR GARDEN *** A 2 BEDROOM SEMI DETACHED BUNGALOW located along one of the most desirable roads within the Lawn area. This wonderful home provides versatile living accommodation plus boasts a driveway providing off street parking & a single garage. Other attributes include uPVC double glazing & gas radiator central heating. The accommodation briefly comprises: Entrance porch, spacious living room, two bedrooms (One spacious double bedroom & one single size bedroom), a modern shower room, kitchen/dining room and a spacious conservatory. To fully appreciate this wonderful and loving home which in our opinion is positioned along one of the most desirable roads in the Lawn area, MILES BYRON would highly recommend confirming your appointment to view as soon as possible!

Tenure: Freehold

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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.



GROUND FLOOR
APPROX. 70.5 SQ. METRES (759.2 SQ. FEET)

FIRST FLOOR
APPROX. 19.9 SQ. METRES (214.6 SQ. FEET)

TOTAL AREA: APPROX. 90.5 SQ. METRES (973.7 SQ. FEET)

All images used are for illustrative purposes only and are intended to convey the concept and vision for the properties 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. Plan produced using Planity.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			74
(55-68) D		56	
(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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