



Austen Crescent, Liden, Swindon
Guide Price £217,500

THE PERFECT FIRST-TIME, INVESTMENT OR DOWN-SIZE PURCHASE *** AN END OF TERRACE

*** MUST BE SEEN! *** THE PERFECT FIRST-TIME, INVESTMENT OR DOWN-SIZE PURCHASE *** AN END OF TERRACE HOME BOASTING: 3 BEDROOMS, FIRST FLOOR BATHROOM, LIVING ROOM, 'OPEN PLAN' KITCHEN/DINING ROOM *** OFF STREET PARKING TO THE REAR ASPECT FOR C.2 VEHICLES ***

HOME BOASTING: 3 BEDROOMS, FIRST FLOOR BATHROOM, LIVING ROOM, 'OPEN PLAN' KITCHEN/DINING ROOM *** OFF STREET PARKING TO THE REAR ASPECT FOR C.2 VEHICLES *** |

Freehold **SOLD**

*** PLEASE NOTE: THE CURRENT HOMEOWNERS HAVE SEEN A PROPERTY THEY WISH TO PURCHASE - (MOTIVATED SELLERS) ***

Popular East Of Swindon Cul-De-Sac Road Location * Close Proximity To The Great Western Hospital, Greenbridge Retail Park, Junction 15 of the M4 Motorway and Coate Water Country Park.

MILES BYRON are delighted to be marketing 'For Sale' this stylishly presented property with deceptively spacious living accommodation briefly comprising: Entrance porch, living room and kitchen/dining room with door leading to a fully enclosed and low in maintenance, SOUTH FACING rear garden with a gate providing access to the parking area. Viewing is strongly advised!

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.



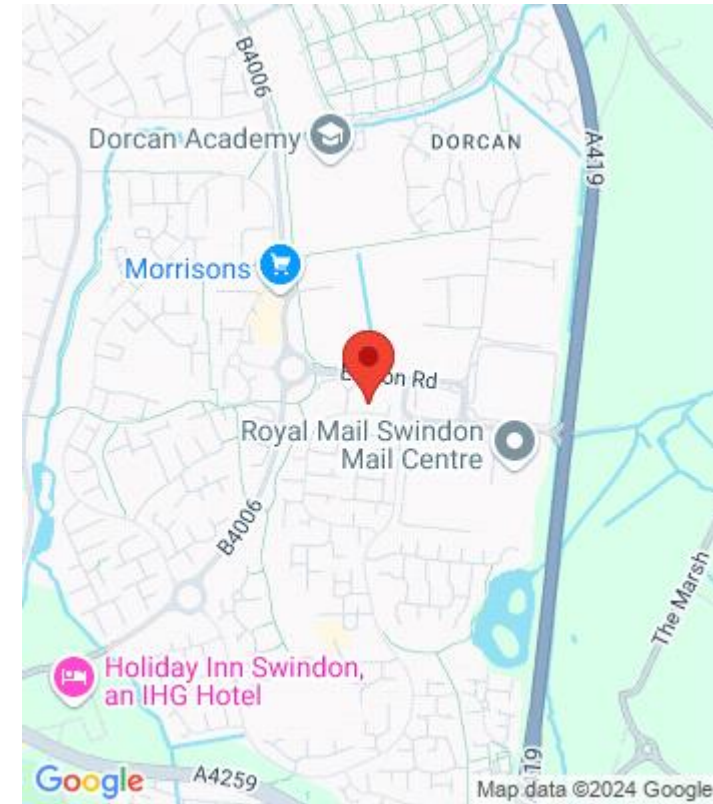
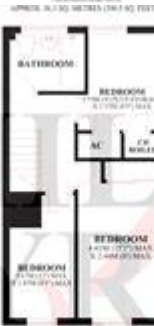
TOTAL AREA: APPROX. 133 SQ. METRES (297.5 SQ. FEET)

All images are for illustrative purposes only and are subject to change. No contract until the purchase agreement is signed. Please please contact your estate agent for the property details. All images are for illustrative purposes only and are subject to change. Please please contact your estate agent for the property details.



TOTAL AREA: APPROX. 71.3 SQ. METRES (267.5 SQ. FEET)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C		69
(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
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