



Ermin Street, Stratton St. Margaret
Guide Price £330,000

*** A MUST VIEW HOME LOCATED WITHIN THE STRATTON ST. MARGARET AREA *** AN

*** 1300 SQ FT / 122 SQ METERS OF DECEPTIVELY SPACIOUS LIVING ACCOMMODATION *** THE PROPERTY OWNER HAS FOUND AND SECURED A PROPERTY TO PURCHASE WHICH BENEFITS FROM HAVING NO ONWARD CHAIN! *** A MUST VIEW HOME LOCATED WITHIN THE STRATTON ST. MARGARET AREA OF EAST SWINDON *** AN

EXTENDED FAMILY HOME *** 4 BEDROOMS *** A 4-PIECE FIRST FLOOR BATHROOM *** MASTER BEDROOM WITH EN-SUITE SHOWER ROOM *** DOWNSTAIRS W.C. *** A GREAT SIZE & FULLY ENCLOSED REAR GARDEN BOASTING A SOUTH WESTERLY FACING WHICH IN TURN PROVIDES A HIGH DEGREE OF PRIVACY *** TWO SEPARATE RECEPTION ROOMS *** KITCHEN/BREAKFAST AREA *** CONSERVATORY *** MILES BYRON

are delighted to offer For Sale this well presented and maintained semi detached house. Positioned off and away from the busy main road and within a short walk to amenities. To fully appreciate this delightful property, we would highly recommend confirming your appointment to view as soon as possible!

Tenure: Freehold

EXTENDED FAMILY HOME ** 4 BEDROOMS **** MASTER BEDROOM WITH EN-SUITE SHOWER ROOM *** DOWNSTAIRS W.C. *** A FULLY ENCLOSED & SOUTH WESTERLY FACING REAR GARDEN, | Freehold**

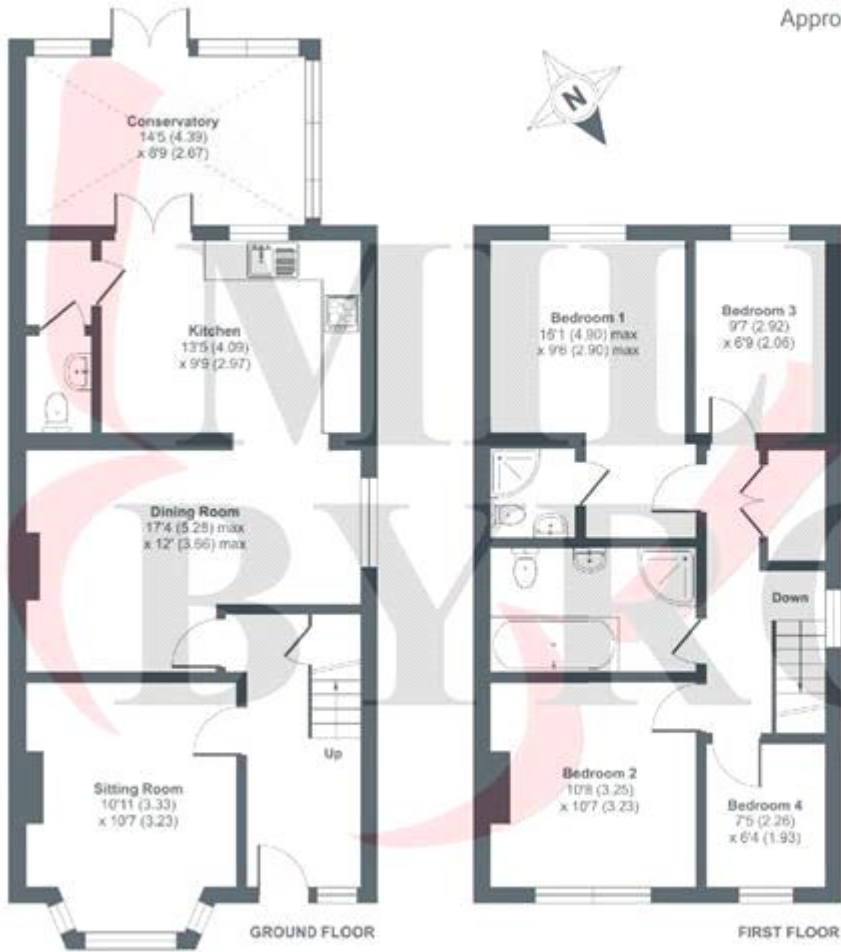


Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, 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.

Ermin Street, Swindon, SN3

Approximate Area = 1309 sq ft / 122 sq m

For identification only - Not to scale



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		
	74	83

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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