



Clapham Close, Nightingale Rise, Moredon
Guide Price £215,000

ALL FIRST-TIME/INVESTMENT BUYERS. Attributes include: Garage, Driveway Parking, 2 DOUBLE

MILES BYRON are delighted to offer For Sale this stylishly presented, modern built, terraced home located within the very popular Nightingale Rise development within Moredon (North of Swindon). Built by Messrs: Barratt Homes in C.2015. Attributes include: a larger than average in size garage (located beneath a coach house and located close by to the property, driveway parking for C.1 - 2 cars directly in front of the garage), 2 DOUBLE BEDROOMS, downstairs cloakroom/W.C. + separate cloakroom cupboard (built-in storage), a modern fitted kitchen with a VARIETY OF INTEGRATED APPLIANCES including: a washing machine, fridge freezer, an electric oven and a gas hob, a generous in size living/dining room patio double doors opening onto a professionally landscaped & fully enclosed rear garden which in turn provides a high degree of privacy + gate providing shared pathway rear access, first floor with the added benefit of rear aspect views overlooking the local school playing field. In addition the property also benefits from having the remaining N.H.B.C Warranty - Expiring in C. 2025 *

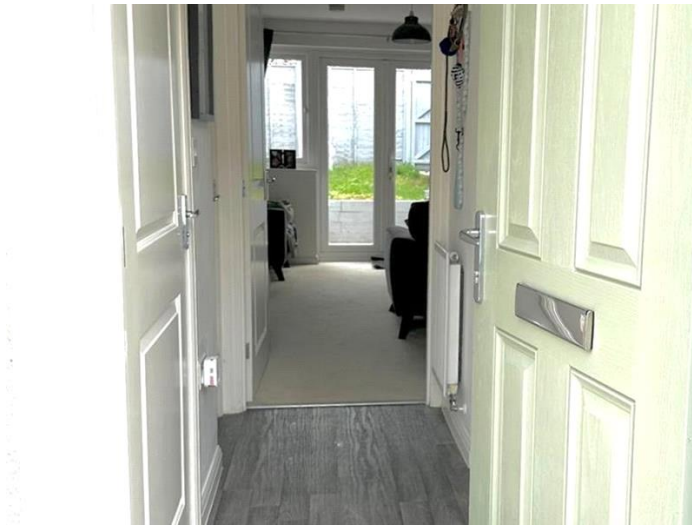
PLEASE NOTE: The homeowners to this property have now found and secured a property to purchase. (MOTIVATED SELLERS).

The location of this wonderful STARTER/FIRST-TIME HOME provides convenient access to amenities such as the Orbital Retail Park & Shopping Centre, local primary & secondary schools, pubs, convenience shops, dentists & doctors as well as excellent access to major road links such as the A417, A419, A420, Junction 15 & 16 of the M4 Motorway. To fully appreciate this wonderful home, MILES BYRON would highly recommend confirming your appointment to view as soon as possible!

BEDROOMS, downstairs cloakroom/W.C., a modern fitted kitchen, a fully enclosed rear garden, first floor rear aspect views overlooking school playing field. | Freehold **SOLD**

Property = Freehold
Garage (located beneath a coach house) = Leasehold - Length of lease: C. 143 Years from an original 155 years. Peppercorn Terms = NO CHARGES.
Annual Service/Estate Charge = C. £220.00

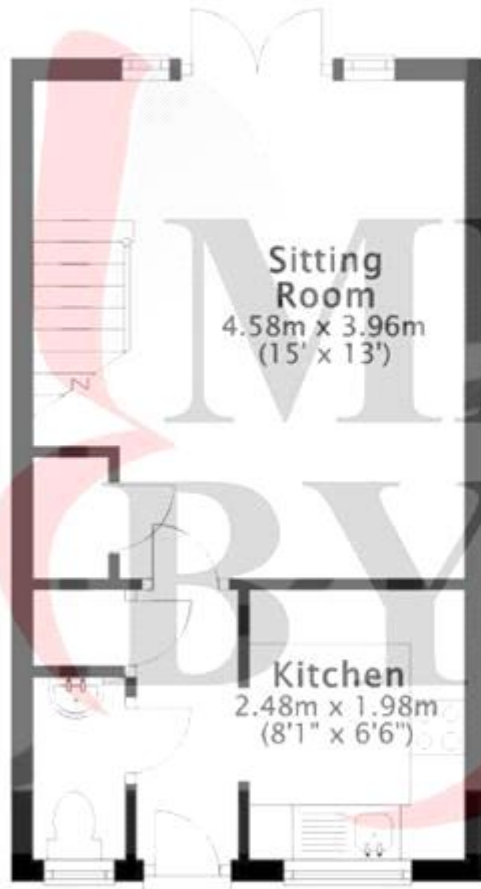
Tenure: Freehold
Parking options: Off Street
Garden details: Private Garden



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. 28.3 sq. metres (304.8 sq. feet)



First Floor

Approx. 28.0 sq. metres (301.7 sq. feet)



Total area: approx. 56.3 sq. metres (606.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		96
(81-91) B		
(69-80) C	80	
(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.