



**Gold View, Rushy Platt, Swindon**  
**Guide Price £240,000**

CORNER PLOT POSITION, SCOPE/EXTENSION POTENTIAL (S.T.P.P.) A SEMI DETACHED home



\*\*\* THE PERFECT FIRST-TIME / INVESTMENT / DOWN-SIZE PROPERTY \*\*\* A GENEROUS IN SIZE CORNER PLOT POSITION WHICH IN TURN OFFERS SCOPE/EXTENSION POTENTIAL (S.T.P.P.) MILES BYRON are delighted to offer 'For Sale' this will presented SEMI DETACHED home located within a modern cul-de-sac within the very desirable Rushy Platt residential area. Conveniently & centrally located between Old Town, the Town Centre & West Swindon amenities as well as offering excellent access to major road links such as the Great Western Way and both Junction 15 & 16 of the M4 Motorway as well as a short commute to local reputable schools and the railway station. The living accommodation briefly comprises: entrance hall, cloakroom/W.C., kitchen, living/dining room. To the first floor there are 2 DOUBLE BEDROOMS & A BATHROOM. Externally there are generous in size, front, side and rear gardens with the added benefit of siding onto a wood copse which in turn provides a high level of privacy. This wonderful property also has a double in length driveway providing off street parking for C. 2 vehicles. MILES BYRON would highly recommend confirming your appointment to view as soon as possible!

\*\*\* PLEASE NOTE: THERE IS ALSO AN OPTION TO PURCHASE THIS PROPERTY WITH A 50% SHARE (MARKETING PRICE: £120,000 (MORTGAGE & RENT IS PAYABLE ON THIS VALUE) \*\*\* \*\*\*(Rent: C. £266.97 PCM / Service Charge C. £20.30 PCM) \*\*\*

THIS PURCHASE OPTION IS NOT AVAILABLE TO INVESTMENT BUYERS \*\*\* FOR FURTHER INFORMATION ON THIS PURCHASE OPTION, PLEASE CONTACT OUR SWINDON, OLD TOWN OFFICE TO DISCUSS OR SIMPLY EMAIL US \*\*\*

boasting: 2 DOUBLE BEDROOMS, DOWNS TAIRS CLOAKROOM/W.C., FIRST FLOOR BATHROOM, FRONT, SIDE & REAR GARDENS + DRIVEWAY. | Freehold **SOLD**

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.



## GROUND FLOOR

APPROX. 27.8 SQ. METRES (299.3 SQ. FEET)



## FIRST FLOOR

APPROX. 27.8 SQ. METRES (299.6 SQ. FEET)



**TOTAL AREA: APPROX. 55.6 SQ. METRES (598.9 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 PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.