



**Cranmore Avenue, Park South, Swindon**  
**Guide Price £235,000**

NO ONWARD CHAIN \* A recently refurbished 3 bedroom end of terrace home boasting a good size rear

\* BEING SOLD WITH NO ONWARD CHAIN! \* AN END OF TERRACE HOME BOASTING C.875 SQ FT / 81 SQ METERS OF DECEPTIVELY SPACIOUS LIVING ACCOMMODATION \* READY TO MOVE INTO \* RECENTLY RE-FURBISHED \* KITCHEN + BREAKFAST / UTILITY AREA \* A GOOD SIZE DUAL ASPECT LIVING/DINING ROOM \* DRIVEWAY PARKING TO THE SIDE + A GOOD SIZE & FULLY ENCLOSED REAR GARDEN \* GAS RADIATOR CENTRAL HEATING \* UPVC DOUBLE GLAZING \* NEWLY FITTED CARPETS/FLOOR COVERINGS THROUGHOUT \*

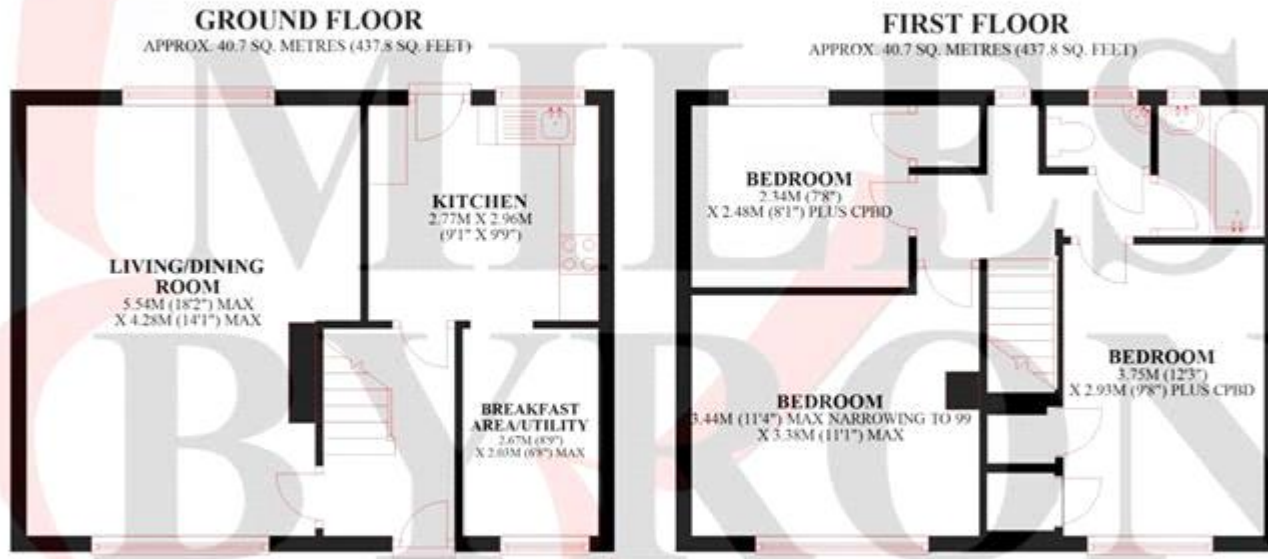
This delightful property offers excellent access to amenities such as Greenbridge Retail Park, North Swindon Orbital Retail Park & Shopping Centre. In addition, the property also provides excellent access to major road links such as the A420, A419, A417, Junction 15 Of The Motorway & the Great Western Hospital.

PLEASE NOTE: This Property Is Non-Traditional Construction (Laing Easi-Form / Unity Build). However, is mortgageable through a variety of High Street lenders. For further information, please do not hesitate to contact us or speak to your chosen mortgage advisor.

Tenure: Freehold



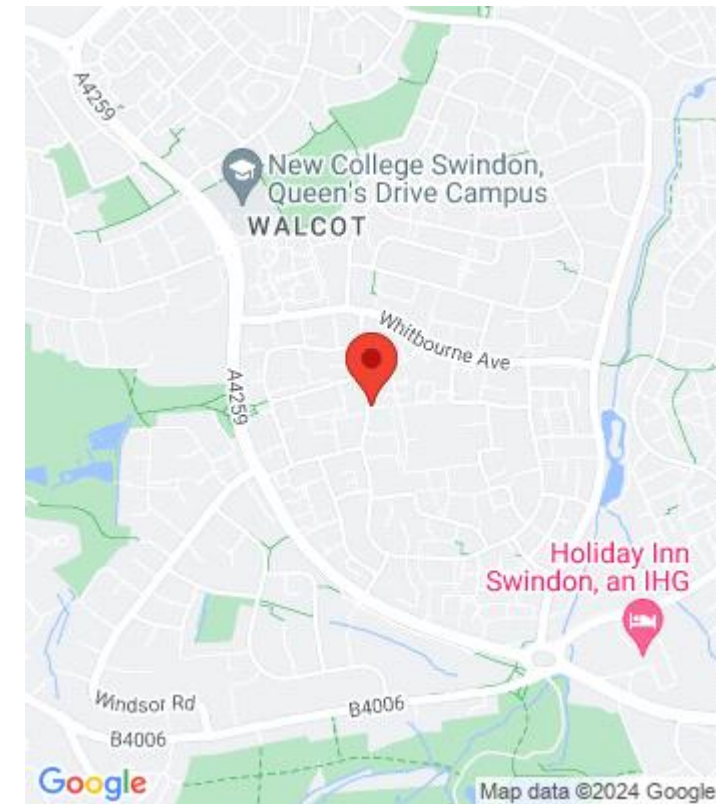
Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, 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. 81.3 SQ. METRES (875.5 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)                                    | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         | 78        |
| (55-68)                                     | D | 64                      |           |
| (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.