



**Greycing Street, Blunsdon St. Andrew**  
**Guide Price £265,000**

\* 2 DOUBLE BEDROOMS + EN-SUITE \* The Perfect First-Time / Investment Purchase \* A Beautifully



## Presented Semi Detached Home Located within The Sought After Blunsdon St. Andrew Area Of North Swindon. | Freehold **SOLD**

\* THE HOMEOWNERS TO THIS STUNNINGLY PRESENTED HOME HAVE SECURED A PROPERTY TO PURCHASE WHICH BENEFITS FROM HAVING NO ONWARD CHAIN!

\* SHOW HOME CONDITION & PRESENTATION THROUGHOUT \*

\* NO ANNUAL SERVICE CHARGES TO PAY TO MANAGEMENT COMPANY \*  
TENURE: FREEHOLD  
\* COUNCIL TAX BAND: C \* E.P.C. RATING (B)

MILES BYRON are delighted to offer For Sale this stunningly presented, SEMI DETACHED home which boasts a fully enclosed & professionally landscaped rear garden with A SOUTH FACING ASPECT and gate providing side access to the property plus two allocated parking spaces which can be found directly in front of the property. This property includes the remaining term (C.6 years remaining of the N.H.B.C.) Other attributes include: Downstairs W.C., a modern & stylish kitchen with a selection of integrated appliances such as fridge, freezer, electric oven, gas hob, dishwasher and a washer/dryer. To the first floor there are two double bedrooms, en-suite shower room to the main bedroom and a bathroom.

This very stylishly presented property is positioned within a modern and towards the very head of this popular cul-de-sac. This property also provides superb access to major road links such as the A419, A417, A420, Junction 15 of the M4 Motorway, the Great Western Hospital and the Orbital Retail Park & Shopping Centre. To Fully appreciate a viewing on this outstanding property, we would highly recommend confirming an appointment to view as soon as possible!

Tenure: Freehold

Parking options: Off Street

Garden details: Private Garden

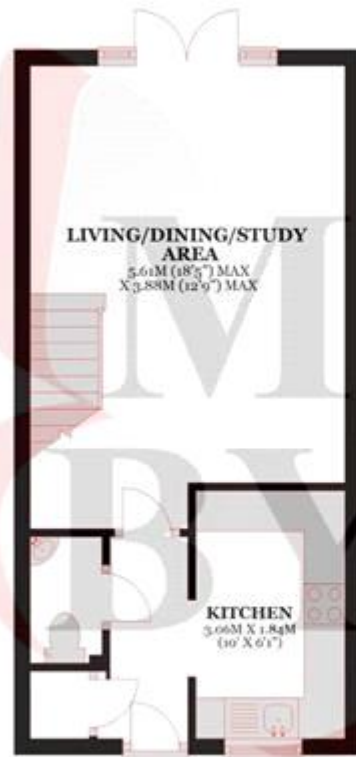


Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors,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



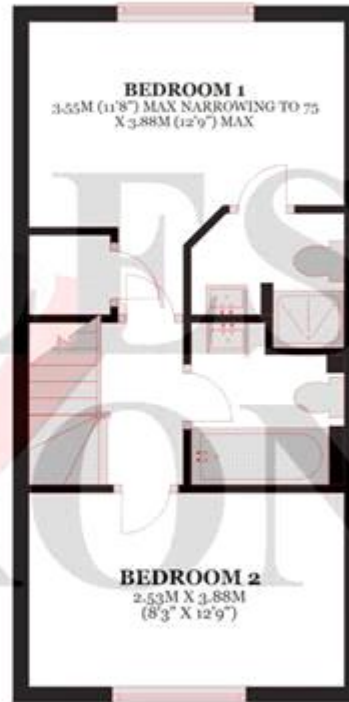
## GROUND FLOOR

APPROX. 32.3 SQ. METRES (347.5 SQ. FEET)



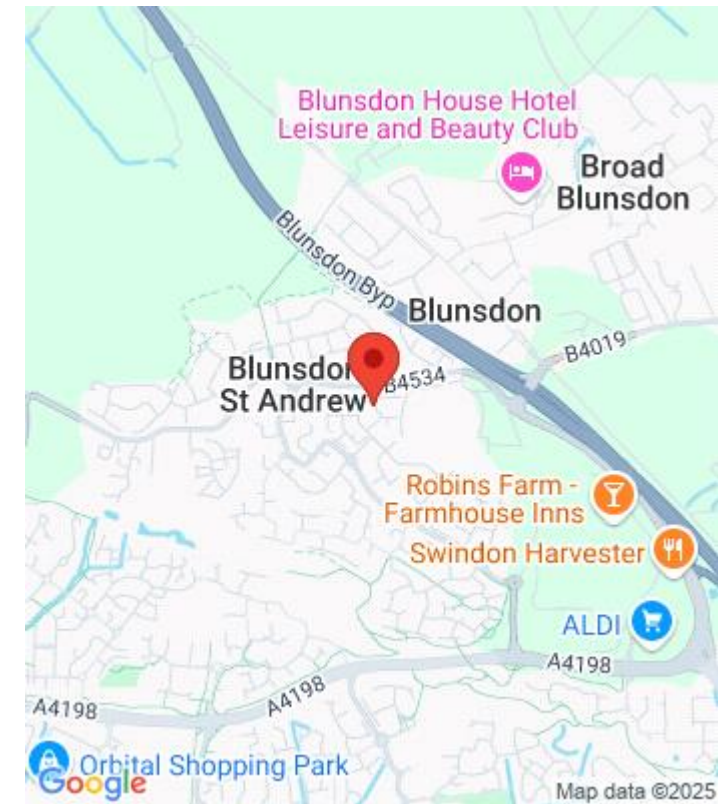
## FIRST FLOOR

APPROX. 31.9 SQ. METRES (343.4 SQ. FEET)



**TOTAL AREA: APPROX. 64.2 SQ. METRES (690.9 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>		97
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(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.