



## **OATLANDS, CLOSE BY TO LYDIARD PARK      SOLD**

### **GUIDE PRICE £375,000      Freehold**

\*\*\* Built in C.2015 \*\*\* Located on the fringes of Lydiard Country Park \*\*\* CORNER PLOT POSITION \*\*\* 3 SPACIOUS BEDROOMS \*\*\* A professionally landscaped & larger than average size rear garden for the area \*\*\* driveway parking + SINGLE GARAGE \*\*\* REMAINING N.H.B.C. WARRANTY \*\*\*

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This wonderful home is located within close proximity to amenities such as the Link Centre Leisure Complex, Shaw Ridge Leisure Park, Junction 16 of the M4 Motorway, the Great Western Way, Royal Wootton Bassett and approximately C.4 miles away from the Town Centre and railway station as well as local reputable primary and secondary schools and a nursery.

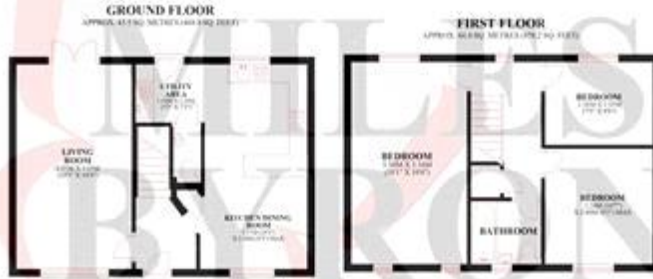
Tenure: Freehold  
Parking options: Off Street  
Garden details: Private Garden





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TOTAL AREA: APPROX. 88.0 SQ. METRES (947.0 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 PlanIt.



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| Energy Efficiency Rating   |  | Current   | Potential |
|--|--|---|-----------|
| Very energy efficient - lower running costs  |  |   |           |
| (92-100) <b>A</b>  |  |   | <b>93</b> |
| (81-91) <b>B</b>   |  | <b>82</b>   |           |
| (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  |  |   |           |
| <b>England &amp; Wales</b>   |  | 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. |  |   |           |



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/fitments 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.