



Oatlands, Close By To Lydiard Park
Guide Price £375,000

*** Located on the fringes of Lydiard Country Park *** CORNER PLOT POSITION *** 3 SPACIOUS

*** Built in C.2015 *** Located on the fringes of Lydiard Country Park *** CORNER PLOT POSITION *** A professionally landscaped & larger than average size rear garden for the area *** driveway parking + SINGLE GARAGE *** REMAINING N.H.B.C. WARRANTY *** MILES BYRON are delighted to offer For Sale this stylishly presented and very attractive DETACHED FAMILY SIZED HOME. The deceptively spacious accommodation briefly comprises: 3 SPACIOUS BEDROOMS (THE MAIN BEDROOM WITH DRESSING AREA MEASURING C.18' IN LENGTH). In addition the property has a dual aspect living room measuring C.18' IN LENGTH with double doors opening to the rear garden and a dual aspect kitchen/dining room measuring C.18' IN LENGTH with utility/laundry area and a cloakroom / W.C. To fully appreciate this exceptional home, MILES BYRON would highly recommend confirming your appointment to view as soon as possible!

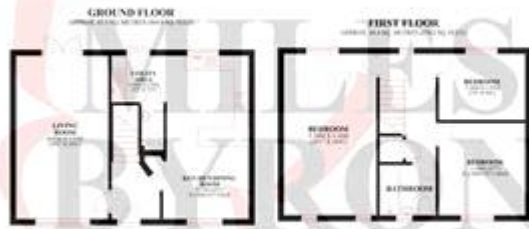
This wonderful home is located within close proximity to amenities such as the Link Centre Leisure Complex, Shaw Ridge Leisure Park, Junction 16 of the M4 Motorway, the Great Western Way, Royal Wootton Bassett and approximately C.4 miles away from the Town Centre and railway station as well as local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

Tenure: Freehold

BEDROOMS ** A professionally landscaped & larger than average size rear garden for the area **** driveway parking + SINGLE GARAGE *** | Freehold **SOLD STC****



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.



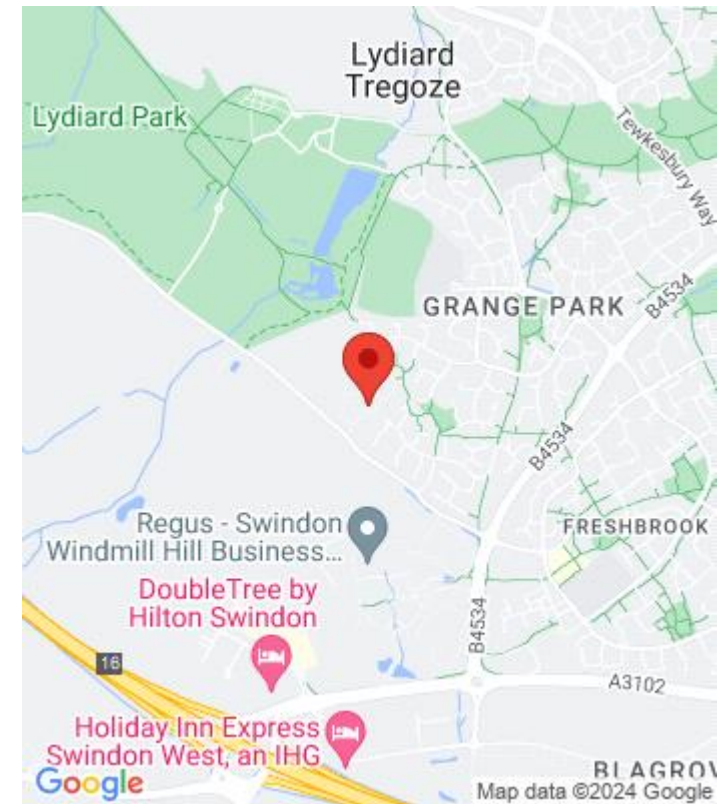
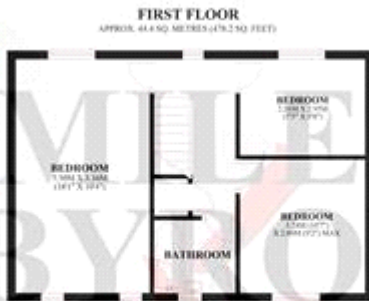
TOTAL AREA: APPROX. 88.9 SQ. METRES (947.0 SQ. FEET)

All images used are for illustrative purposes only and are intended to convey the essence and nature of the property and not to be taken as a guarantee of accuracy. Please refer to the particulars of sale for full details of the property. Plans are not to scale.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		93
(81-91) B		
(69-80) C	82	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<small>Not energy efficient - higher running costs</small>		
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.



Viewing by appointment only
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