



Hatch Road, Stratton St. Margaret
Guide Price £260,000

*** End Of Terrace Home *** 3 BEDROOMS *** Downstairs Cloakroom/W.C., Off Street Parking To The

*** A Must View Home *** End Of Terrace *** 3 BEDROOMS *** (1 DOUBLE + 2 SINGLES), Downstairs Cloakroom/W.C., Off Street Parking To The Front Of The Property *** Local Reputable School Catchment Area *** Superb Access To Major Road Links Such As The A417, A419, A420 & J.15 Motorway. Development: Stratton Chase: Originally built in C.2002 by Messrs: George Wimpey (Taylor Wimpey today). The living accommodation briefly comprises: Entrance porch, living room, cloakroom/W.C., kitchen and living/dining room. To the first floor there are 3 BEDROOMS and a bathroom. Externally there is a fully enclosed rear garden. To the front aspect there is a driveway.

Tenure: Freehold

Front Of The Property *** Local Reputable School Catchment Area *** Superb Access To Major Road Links Such As The A417, A419, A420 & J.15 Motorway. | 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/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. 67.5 SQ. METRES (731.2 SQ. FEET)

All measurements are for information purposes only and are intended to provide an approximate guide only. All measurements and dimensions are for information only and are not intended to be used for any other purpose. Please contact your Estate Agent for further details.



TOTAL AREA, APPROX. 67.5 SQ. METRES (731.2 SQ. FEET)

All measurements are for information purposes only and are intended to provide an approximate guide only. All measurements and dimensions are for information only and are not intended to be used for any other purpose. Please contact your Estate Agent for further details.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			89
(55-68) D		76	
(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.



Viewing by appointment only
MILES BYRON Real Estate
 MILES BYRON Real Estate, 105 Victoria Road, Old Town, Swindon, Wiltshire. SN1 3BD
 Tel: 01793 200 160 Email: richard@milesbyron.com Website: www.milesbyron.com