



Upper Stratton, Swindon
Guide Price £270,000

NO ONWARD CHAIN * The Perfect First-Time/Investment Purchase *** A Small & Quiet Cul-De-Sac

Offered to the market with NO
ONWARD CHAIN!

Location **** A well presented & much loved SEMI DETACHED home located within the popular Upper
Stratton area. Attributes include: 3 BEDROOMS + A SINGLE GARAGE. | Freehold **SOLD**

*** The Perfect First-Time/Investment
Purchase *** A Small & Quiet Cul-De-
Sac Position & Location *** A well
presented & much loved SEMI
DETACHED home located within the
popular residential area of Upper
Stratton. Attributes include: 3
Bedrooms, a first floor bathroom, living
room, and an open plan' kitchen/dining
room. Externally there is a fully
enclosed rear garden, driveway
providing off street parking and a
SINGLE GARAGE. MILES BYRON are
delighted to offer this 'ready to move
into' home! which benefits from having
UPVC double glazing and gas radiator
central heating. This wonderful
property offers excellent proximity to
amenities, local reputable schooling
as well as offering excellent access to
major road links such as the A417,
A419, A420, Junction 15 of the M4
Motorway & the Great Western
Hospital. An early viewing is highly
recommend!

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.



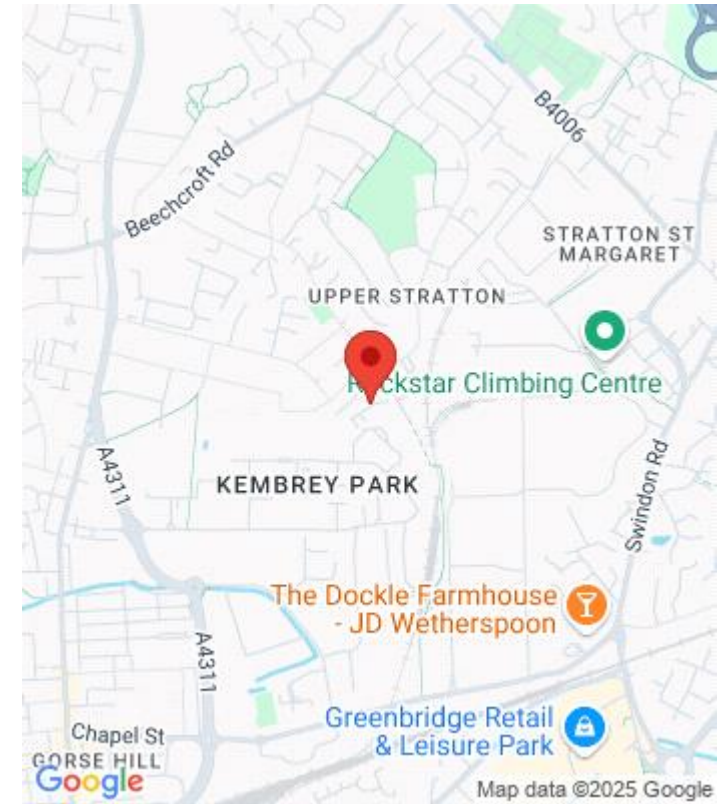
TOTAL AREA: APPROX. 67.1 SQ. METRES (722.0 SQ. FEET)

All measurements are for information purposes only and are intended to provide the general impression for the properties advertised only. They do not constitute a contract and are subject to change without notice. All measurements are taken to the best of our knowledge and belief. Please contact us for more information.



TOTAL AREA: APPROX. 67.1 SQ. METRES (722.0 SQ. FEET)

All measurements are for information purposes only and are intended to provide the general impression for the properties advertised only. They do not constitute a contract and are subject to change without notice. All measurements are taken to the best of our knowledge and belief. Please contact us for more information.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			88
(69-80) C		70	
(55-68) D			
(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