



Wigmore Avenue, Lawn, Swindon
Guide Price £375,000

*** Being SOLD with NO ONWARD CHAIN! *** 4 BEDROOMS *** Sought After Location *** Garage +

*** THE NEXT AVAILABLE VIEWING
DATE: MONDAY - 18th MARCH 2024
*** C. 1360 Sq Ft / 127 Sq Meters Of
Living Space *** Being SOLD with NO
ONWARD CHAIN! *** 4 BEDROOMS
*** Sought After Location *** Garage +
Block Paved Driveway *** Attributes
Include: uPVC double glazing & gas
radiator central heating. The RE-
FURNISHED living accommodation
briefly comprises: Entrance porch,
entrance hallway, an open plan dual
aspect living/dining room, a modern
and stylish kitchen, lobby area, inner
hall, utility area and access to a large
garage. To the first floor there are 4
generous size bedrooms & bathroom.
In addition there is an additional room
which offers the potential for
conversion such as an en-suite
shower room or alternatively a walk-in
dressing room. Externally there is a
fully enclosed rear garden. To fully
appreciate this delightful family sized
home, MILES BYRON would highly
recommend confirming your
appointment to view as soon as
possible!

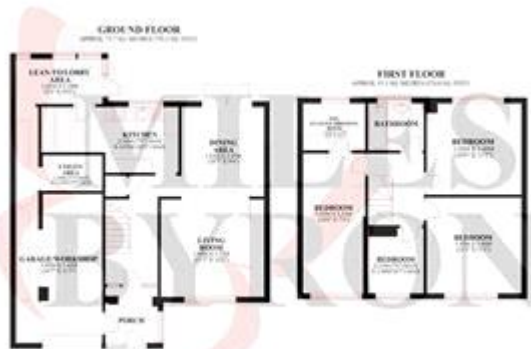
This MUST VIEW home is located
within a short walk to Lawn Woods,
reputable primary schools, doctor
surgery, local shops/amenities and
within close proximity to both Old
Town, The Town Centre, railway
station and Coate Water Country Park.

Tenure: Freehold

Block Paved Driveway Attributes include: uPVC double glazing & gas radiator central heating. Located within a short walk to Lawn Woods. | 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. 127.9 SQ. METRES (307.2 SQ FEET)

All measurements are for internal areas and do not include the area of the external walls or roof. The area of the external walls and roof is not included in the above measurements.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		75
(55-68) D	58	
(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
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