



Smitan Brook, Covingham, Swindon
Guide Price £265,000

*** THE PERFECT FIRST-TIME, DOWN-SIZE OR INVESTMENT PROPERTY *** C. 800 SQUARE

FREE OF CHAIN ** 3 BEDROOMS ****
GARAGE TO THE REAR *** DRIVEWAY PARKING TO THE FRONT FOR C. 2 VEHICLES *** | Freehold**

*** THE PERFECT FIRST-TIME, DOWN-SIZE OR INVESTMENT PROPERTY
*** C. 800 SQUARE FEET / C. 73 SQ METERS OF LIVING ACCOMMODATION *** FREE OF CHAIN *** 3 BEDROOMS *** GARAGE TO THE REAR *** A FULLY ENCLOSED & LOW IN MAINTENANCE REAR GARDEN WITH SUMMER HOUSE (TO BE INCLUDED AS PART OF THE SALE OF THE PROPERTY), DRIVEWAY PARKING TO THE FRONT FOR C. 2 VEHICLES *** MILES BYRON are delighted to offer FOR SALE this END OF TERRACE home located within the desirable residential area of Covingham, East of Swindon. Providing excellent access / within a short walk to amenities such as Greenbridge Retail, Leisure and Shopping Park, reputable primary & secondary schools, Morrisons supermarket, Simply Gym access to regular public transport (bus stops located close-by), as well as superb access to major road links such as Junction 15 of the M4 Motorway, the A419, A420 & the Great Western Hospital. Other attributes include: uPVC double glazing, gas radiator central heating (modern Worcester Bosch combination boiler). To fully appreciate this wonderful home, we would highly recommend confirming your appointment to view as soon as possible.

Tenure: Freehold

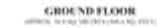


Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, 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. 51.7 SQ. METRES (792.9 SQ. FEET)

All measurements are for finished and prepared only and are intended to provide an approximate guide only. The actual measurements should only be taken upon completion of the project and may vary slightly from those stated in this plan. All measurements are approximate.



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APPROX. 45.7 SQ. METRES (917.9 SQ. FEET)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		87
(69-80) C	72	
(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