



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

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

\*\*\* 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

Parking options: Off Street

Garden details: Private Garden

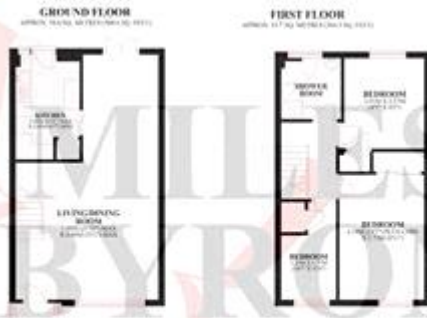
FEET / C.73 SQ METERS OF LIVING ACCOMMODATION \*\*\*\* FREE OF CHAIN \*\*\*\* 3 BEDROOMS \*\*\*\*  
GARAGE TO THE REAR \*\*\* DRIVEWAY PARKING TO THE FRONT FOR C. 2 VEHICLES \*\*\* | Freehold

**SOLD**





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. 224.7 SQ. METRES (2729 SQ. FEET)

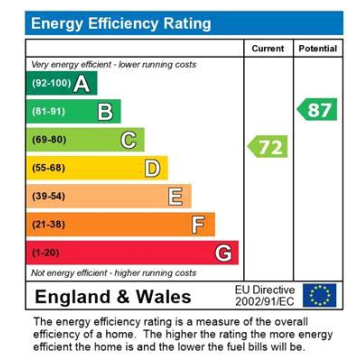
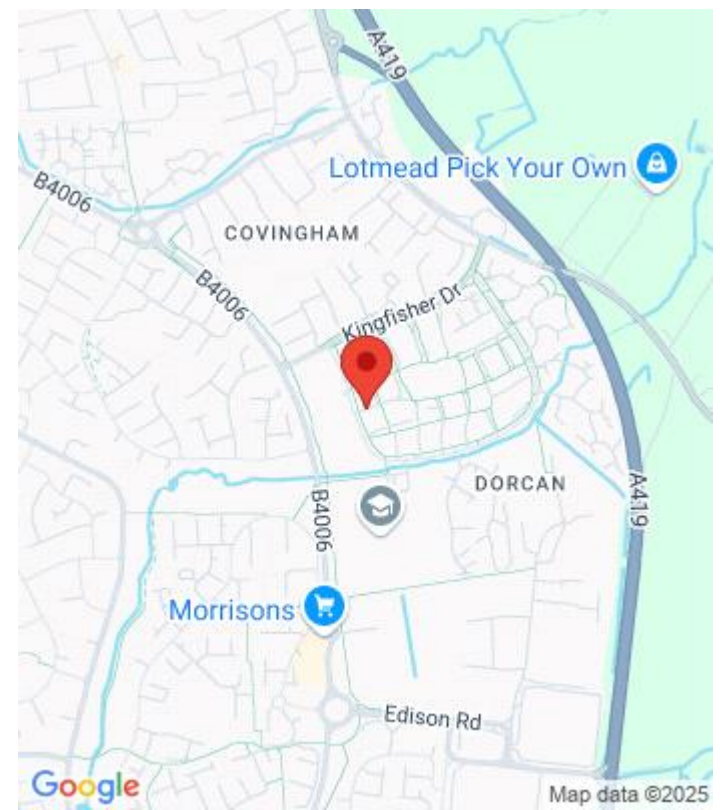
All images used are for illustrative purposes only and are intended to convey the concept and vision for the business advertised only. Please note that the images are not intended to represent the actual property and are not intended to be used in any way to represent the actual property.



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APPROX. 107 SQ. METRES (2317 SQ. FT.)



Viewing by appointment only  
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