



Manor Crescent, Moredon, Swindon
Guide Price £235,000

C.1000 SQ FT / 96 SQ METERS OF LIVING ACCOMMODATION *** An enviable & elevated position with

E.P.C. RATING (CURRENT = C)
C.1000 SQ FT / 96 SQ METERS OF
LIVING ACCOMMODATION *** THE
PERFECT FIRST-TIME / FAMILY /
DOWN-SIZE OR INVESTMENT
PURCHASE *** An enviable & elevated
position with pleasant front aspect
views *** Offered to the market with NO
ONWARD CHAIN! *** 3 GOOD SIZE
BEDROOMS, A fully enclosed rear
garden with a variety of fruit trees
including: pear, apple & cherry + a
grape vine can also be found. Gate
providing side access and a very
useful outbuilding (with power &
lighting) providing additional storage
space. Attributes include: uPVC double
glazing, gas radiator central heating,
solar panels (wholly owned (no lease)
& included as part of the sale), as well
as a block paved driveway providing off
street parking for C.2 vehicles. The
deceptively spacious living
accommodation briefly comprises:
Enclosed entrance porch, entrance
hall, an open plan living/dining room,
lean-to and a kitchen with views
overlooking the rear garden. To the first
floor there are three bedrooms and a
good size bathroom.

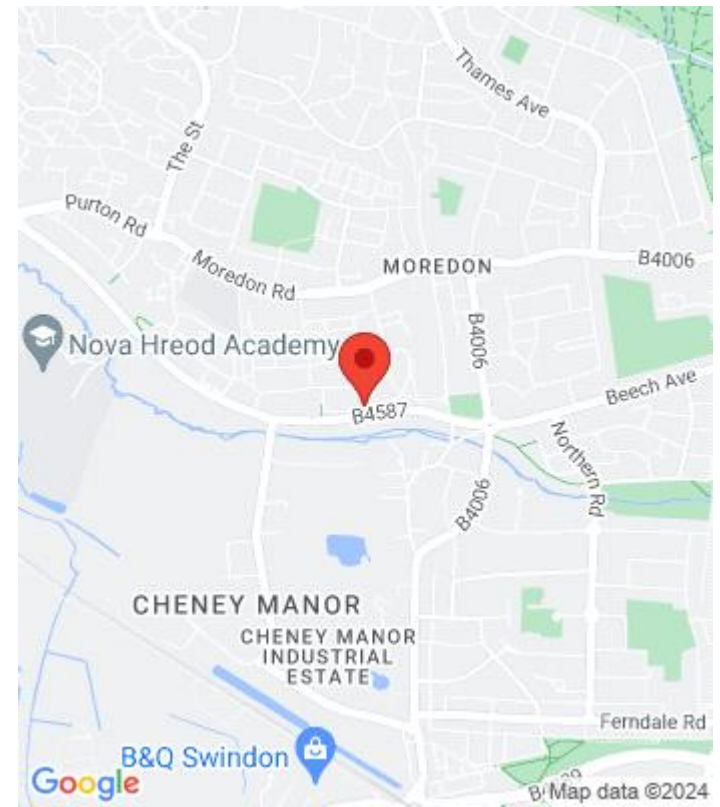
The location of this delightful home
provides convenient access to
amenities such as the Orbital Retail
Park & Shopping Centre, local primary
& secondary schools, pubs,
convenience shops, dentists & doctors
as well as excellent access to major
road links such as the A417, A419,
A420, Junction 15 & 16 of the M4
Motorway. To fully appreciate this
wonderful home, MILES BYRON would
highly recommend confirming your
appointment to view as soon as
possible!

Tenure: Freehold

pleasant front aspect views ***** Offered to the market with NO ONWARD CHAIN! ***** 3 GOOD SIZE
BEDROOMS + BLOCK PAVED DRIVEWAY PARKING. | 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/fixings 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	73	77
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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