



**Shapwick Close, Nythe, Swindon**  
**Offers Over £325,000**

\*\*\* MILES BYRON are delighted to offer For Sale this very stylishly presented SEMI DETACHED HOME

\*\*\* PROPERTY RE-LAUNCH - THURSDAY 2ND MAY 2024 \*\*\* MILES BYRON are delighted to offer For Sale this very stylishly presented SEMI DETACHED HOME located along a very sought after (no through cul-de-sac road) in Nythe. Attributes include: A newly fitted central heating boiler (installed in C.2022), a modern first floor bathroom (replaced in C.2022), a selection of the double glazing (first floor accommodation) was installed in C.2023, newly fitted front door in C.2022, a very impressive 'Wren' kitchen with a selection of integrated appliances including: an under counter freezer, a full length fridge, dishwasher, a hot boiling water tap, induction hob, built-in microwave and a very spacious and useful, corner, walk-in pantry cupboard. In addition this delightful family sized home also provides a separate family/dining room, downstairs W.C., separate utility room and a study with its very own personal door (the perfect space if you work from home). To the first floor there are 3 BEDROOMS ( 2 DOUBLES + 1 SINGLE) + a modern and stylish bathroom. Externally there is a fully enclosed and low in maintenance rear garden and block paved driveway to the front aspect providing off street parking for C.3 vehicles.

OFFERING CLOSE PROXIMITY TO REPUTABLE PRIMARY & SECONDARY SCHOOLS, GREENBRIDGE RETAIL PARK & EXCELLENT ACCESS TO MAJOR ROAD LINKS SUCH AS THE A419, A420, J.15 OF THE M4 MOTORWAY & THE GREAT WESTERN HOSPITAL. \*\*\* TO FULLY APPRECIATE THIS EXCEPTIONAL HOME, A VIEWING IS HIGHLY RECOMMENDED BY MILES BYRON

Tenure: Freehold

boasting: three separate reception rooms & 3 BEDROOMS located along a very sought after (no through cul-de-sac road) in Nythe. | Freehold



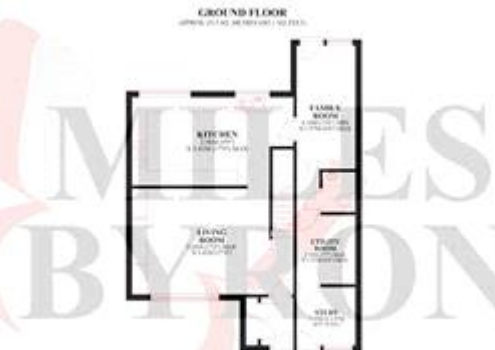


Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, 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. 99.3 SQ METRES (1064.7 SQ FEET)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		65	82
(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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