



**Prospero Way, Haydon End, Swindon**  
**Offers Over £300,000**

\*\*\* READY TO MOVE INTO \*\*\* MILES BYRON are delighted to offer FOR SALE this stylishly presented

terraced town house boasting: 3 / 4 BEDROOMS, garage + parking, located within the popular residential area of Haydon End \*\*\* | Freehold **SOLD**

MILES BYRON are delighted to offer FOR SALE this stylishly presented terraced town house located within the popular residential area of Haydon End \*\*\* VERSATILE LIVING ACCOMMODATION MEASURING C.1200 SQ FT / 113 SQ METERS SITUATED OVER THREE FLOORS \*\*\* Attributes include: 3 or 4 DOUBLE BEDROOMS \*\*\* 1 or 2 SEPARATE RECEPTIONS ROOMS \*\*\* DOWNSTAIRS W.C., EN-SUITE SHOWER ROOM TO THE MAIN BEDROOM WHICH IS ON THE SECOND FLOOR + MAIN FAMILY BATHROOM TO THE FIRST FLOOR. A VERY SOCIABLE, 'OPEN PLAN' & DUAL ASPECT KITCHEN/DINING/FAMILY ROOM WITH DOUBLE DOORS LEADING TO A LANDSCAPED REAR GARDEN BOASTING: A SOUTH WESTERLY FACING ASPECT WITH A PERSONAL DOOR PROVIDING ACCESS INTO THE REAR OF THE GARAGE + PARKING SPACE DIRECTLY BEHIND.

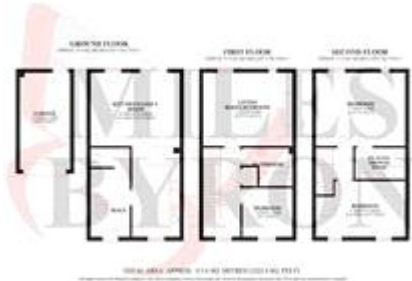
Offering excellent access to amenities & reputable primary & secondary schools as well as providing superb access to major road links such as the A419, A420, Junction 15 of the M4 Motorway & the Great Western Hospital. To fully appreciate this family sized property, we would highly recommend confirming your appointment to view as soon as possible!

Agents Note: The Property Itself Is Freehold. The Garage ( Located Under A Coach House ) Is Leasehold With A Long Length Of Lease Remaining.

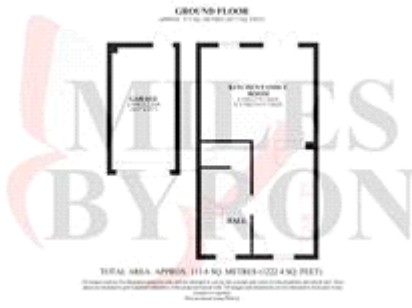
Tenure: Freehold  
Parking options: Off Street  
Garden details: Private Garden



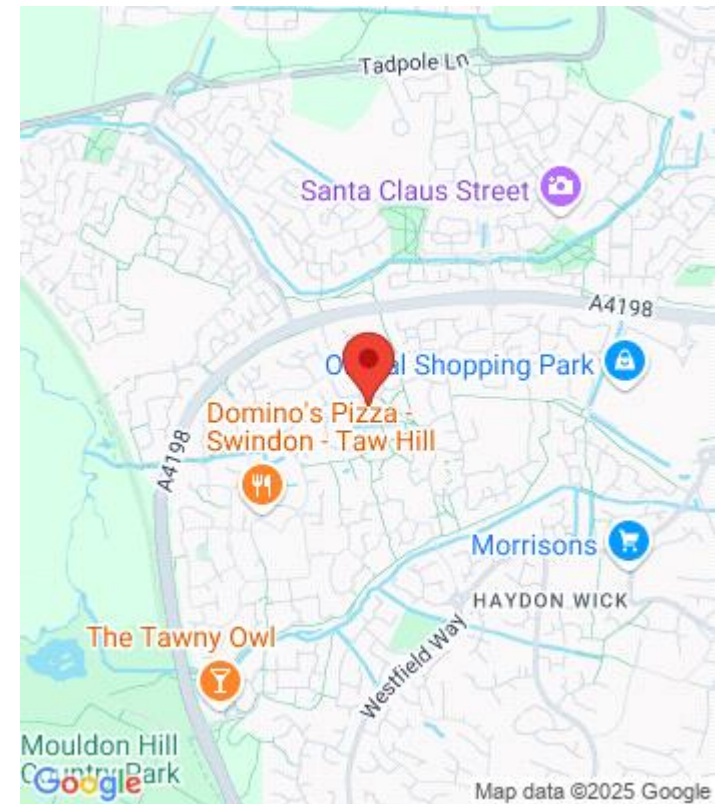
Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, 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. 1114 SQ METRES (1224 SQ FEET)



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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92-100) <b>A</b>                           |                         |           |
| (81-91) <b>B</b>                            |                         | 87        |
| (69-80) <b>C</b>                            | 77                      |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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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