



**Corby Avenue, Lakeside, Swindon**  
**Guide Price £475,000**

ONE OF THE MOST SOUGHT AFTER ROADS TO LIVE ALONG, WITHIN THE LOCAL AREA \*\*\* AN



\*\*\* OFFICIAL PROPERTY LAUNCH:  
Saturday 4th May 2024 \*\*\*

\*\*\* ONE OF THE MOST SOUGHT AFTER ROADS TO LIVE ALONG, WITHIN THE LOCAL AREA \*\*\* MILES BYRON are delighted to offer 'For Sale' this EXTENDED & EXTREMELY WELL PRESENTED, SEMI DETACHED family home located within the very desirable 'Lakeside' residential area of Old Town. This exceptional property is conveniently located and offers superb access to amenities, major road links such as Junction 15 of the M4 Motorway, the Great Western Hospital, large corporate companies are also located on the 'door step' such as Nationwide HQ. In addition the Marriott Hotel & Leisure Club can be also be found within a short walk as well as Broome Manor Golf Complex, Lawn Woods, the Polo Ground, Coate Water Country Park, the beautiful Town Gardens and a variety of reputable schools can be found within close proximity.

The impressive living accommodation briefly comprises: Entrance hallway, study/home office, living room, separate dining room, an extended kitchen / breakfast room, separate utility room, shower room/W.C. To the first floor there are three bedrooms (two doubles and a single) + bathroom. Externally there are delightfully tended and a fully enclosed rear garden with a raised decking area which provides a high degree of privacy. To the front aspect there is a driveway which in turn provides off street parking for c.3 - 4 vehicles and a gate providing side access through to the rear garden. To fully appreciate this wonderful home, we would highly recommend confirming your appointment to view as soon as possible!

Tenure: Freehold

**EXTENDED & EXTREMELY WELL PRESENTED, SEMI DETACHED family home located within the very desirable 'Lakeside' area. Boasting three separate reception rooms & 3 BEDROOMS. | 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. 110.0 SQ METRES (1103 SQ FEET)  
All measurements are approximate and are subject to change. We do not warrant the accuracy of these measurements and they should be used as a guide only. Please contact us for more information.



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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>		
(69-80) <b>C</b>		<b>81</b>
(55-68) <b>D</b>	<b>64</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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