



Abbey Meads, Swindon
Guide Price £250,000

NO ONWARD CHAIN! * READY TO MOVE INTO * 2 DOUBLE BEDROOMS, downstairs cloakroom/W.C. *

*** All Viewings To Commence From:
Monday 29th April 2024 ***

*** Offered 'For Sale' with NO
ONWARD CHAIN! ***

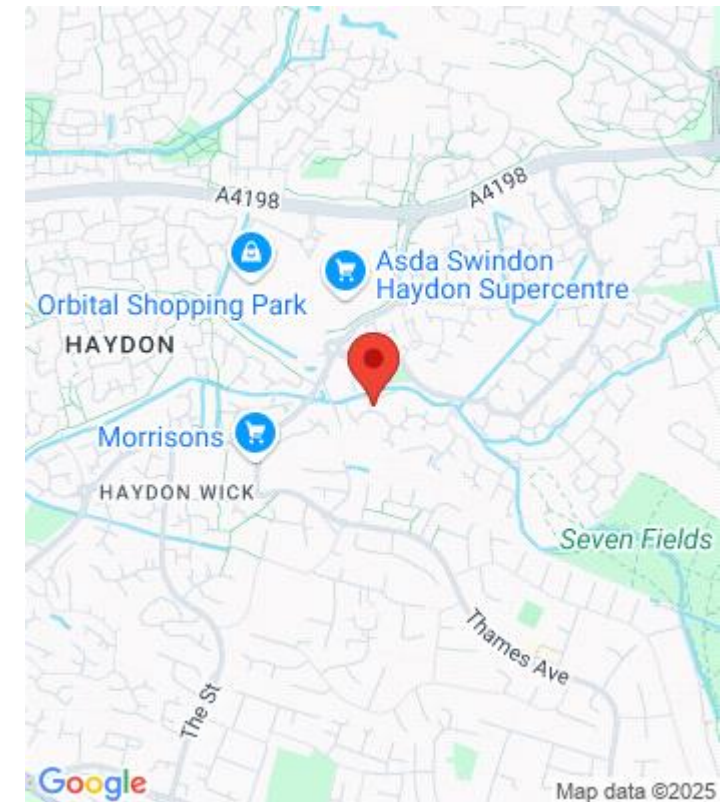
*** THE PERFECT FIRST-TIME
PURCHASE - READY TO MOVE INTO
*** Built by Messrs Persimmon Homes
in the year C.2000. The official 'Show
Home' at the time. ATTRIBUTES
INCLUDE: NEWLY FITTED UPVC
DOUBLE GLAZING (C.2024) & a
modern combination central heating
boiler (C. 2 years old). A well
presented SEMI DETACHED HOME
located within close proximity to
amenities such as the North Swindon
Orbital Shopping Centre & Retail Park
& superb access to major road links.
The living accommodation briefly
comprises: Entrance hall,
cloakroom/W.C., kitchen and a
living/dining room with double opening
doors leading onto a beautiful, fully
enclosed and well tended rear garden
which boasts a Westerly facing aspect
with a gate providing side access +
C.2 Allocated Off Street Parking
Spaces Can Be Found * 2 DOUBLE
BEDROOMS + BATHROOM. To fully
appreciate this delightful home, MILES
BYRON would highly recommend
confirming your appointment to view as
soon as possible!

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

Built by Messrs Persimmon Homes in the year C.2000. ATTRIBUTES INCLUDE: NEWLY FITTED UPVC
DOUBLE GLAZING (C.2024) & a modern combination c/h boiler. | 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		87
(69-80) C	73	
(55-68) D		
(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.