



**MILES
BYRON**

Orchard Mead, Woodshaw, Royal Wootton Bassett
Guide Price £220,000

*** Cul-De-Sac Position *** The Perfect First-Time/Investment Purchase *** 2 BEDROOMS *** Attributes

*** Cul-De-Sac Position *** Far Reaching Countryside Views From The Main Front Bedroom. The Perfect First-Time/Investment Purchase *** 2 Good Size Bedrooms + First Floor Bathroom *** Kitchen/Dining Room With Access To The Rear Garden *** Living Room *** Attributes include: UPVC double glazing, gas radiator central heating, rear garden and driveway parking to the front aspect for C.1 Vehicle.

The Vibrant Town Of Royal Wootton Bassett - Originally A Saxon Holding In the year 681 'Wodeton', eventually passing to Lord Of The Manor 'Alan Bassett in the year 1200.

Royal Wootton Bassett has lots to love and offer and in turn provides a superb sense of community spirit and in our professional opinion is one of the most favorable places to live within the North Wiltshire area. The town also provides some fantastic travelling routes such as excellent access to Junction 16 of the M4 Motorway as well as being approximately 7 miles away from Swindon Town Centre, The Designer Outlet Village and the Railway Station. It also has one of the most reputable secondary schools within the South West Of England which can be found within a short walk/commute away. In addition you have the convenience & pleasure of being within close proximity to Jubilee Lake which benefits from having a natural habitat of wildlife, woodland as well as a tranquil setting for keen anglers and those who wish to walk the dog or simply a stroll or run around the lake and park. A perfect day out with the family!

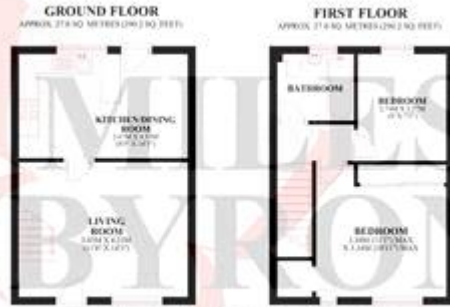
MOTIVATED SELLERS: THE HOMEOWNERS OF THIS DELIGHTFUL HOME HAVE NOW FOUND A PROPERTY THEY WISH TO PURCHASE!

include: UPVC double glazing, gas radiator central heating, rear garden and driveway parking to the front aspect. | Freehold **SOLD**

Council Tax Band: B (Wiltshire
Council)
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. 53.9 SQ. METRES (580.3 SQ. FEET)

All images used are for illustrative purposes only and are intended to convey the concept and layout for the property advertised only. They should not be used to give a general impression of the proposed house only. All images and dimensions are not intended to form part of any contract or warranty. Plan produced using PlanIt.



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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		
(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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