



Havisham Drive, Haydon End, Swindon
Offers Over £270,000

LIVING ACCOMMODATION MEASURING C. 800 SQ FT / 75 SQ METERS *** Attributes include: 3

*** A MUST VIEW HOME *** MILES BYRON are delighted to offer FOR SALE this modern built & stylishly presented END OF TERRACE home located within the popular residential area of Haydon End *** DECEPTIVELY SPACIOUS LIVING ACCOMMODATION MEASURING C. 800 SQ FT / 75 SQ METERS SITUATED OVER TWO FLOORS *** ATTRIBUTES INCLUDE: 3 BEDROOMS (2 DOUBLES AND 1 SINGLE), A RE-FITTED EN-SUITE SHOWER ROOM TO THE MAIN BEDROOM, BATHROOM + DOWNSTAIRS W.C.

THE GROUND FLOOR ACCOMMODATION BRIEFLY COMPRISES: ENTRANCE HALL, KITCHEN / DINING ROOM AND A SPACIOUS LIVING ROOM WITH DOUBLE DOORS OPENING OUT TO A FULLY ENCLOSED & PROFESSIONALLY LANDSCAPED REAR GARDEN WITH A GATE PROVIDING ACCESS TO THE ALLOCATED PARKING SPACE. IN ADDITION THERE IS A SINGLE GARAGE (MEASURING: C. 17'4 (MAX) X 8'8 (MAX).

Offering excellent access to amenities such as the Orbital Retail Park & Shopping Centre, as well as 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 + No Charges Are Payable.

There Is An Estate Charge Which Is

BEDROOMS (2 DOUBLES AND 1 SINGLE), A RE-FITTED EN-SUITE SHOWER ROOM TO THE MAIN BEDROOM, BATHROOM & DOWNSTAIRS W.C. FULLY ENCLOSED & LANDSCAPED REAR GARDEN + GARAGE. | Freehold **SOLD STC**

Payable To A Management Company
Every 6 Months. The Cost C.£116.00

Tenure: 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. 75.0 SQ. METRES (807.7 SQ. FEET)

All spaces and all fixtures and fittings are not included in this floor plan and are for illustrative purposes only. All dimensions and areas are not intended to be exact and are subject to change without notice. Please contact your agent for more information.

GROUND FLOOR
APPROX. 17.7 SQ. METRES (190.9 SQ. FEET)



TOTAL AREA: APPROX. 75.0 SQ. METRES (807.7 SQ. FEET)

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FIRST FLOOR
APPROX. 57.3 SQ. METRES (616.8 SQ. FEET)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		91
(81-91)	B		
(69-80)	C	78	
(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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