



**Banwell Avenue, Swindon**  
**Offers Over £199,500**

NO ONWARD CHAIN \* A spacious END OF TERRACE HOME. Attributes include: potential off

\*\*\* ATTENTION: All First-Time / Investment Buyers \*\*\* BEING SOLD WITH NO ONWARD CHAIN \* MILES BYRON are delighted to offer For Sale this deceptively spacious END OF TERRACE home located within East Swindon. Attributes include: potential off street/driveway parking (full planning permission has already been granted/approved), a fully enclosed rear garden with a gate providing side access. To the first floor there are 2 DOUBLE BEDROOMS & a bathroom. The ground floor accommodation briefly includes: Entrance hall, a dual aspect living/dining room & kitchen. To Fully Appreciate This Property, A Viewing Is Highly Recommended!

This delightful property offers excellent access to amenities such as Greenbridge Retail Park, North Swindon Orbital Retail Park & Shopping Centre. In addition, the property also provides excellent access to major road links such as the A420, A419, A417, Junction 15 Of The Motorway & the Great Western Hospital.

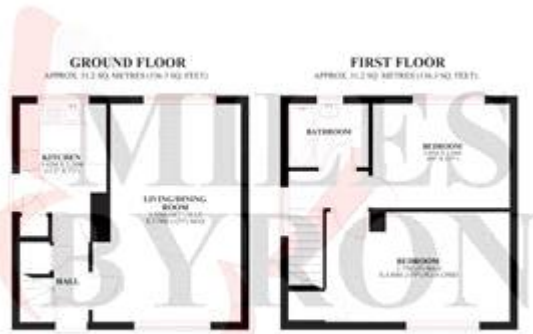
PLEASE NOTE: This Property Is Non-Traditional Construction (Laing Easi Build). However it is mortgageable through a variety of high street lenders. For further information/seek professional advice, please do not hesitate to contact us or speak to your chosen/appointed mortgage advisor.

Tenure: Freehold  
Garden details: Private Garden  
Electricity supply: Mains  
Heating: Gas Mains  
Water supply: Mains  
Sewerage: Mains

street/driveway parking (full planning permission has already been granted/approved), 2 DOUBLE BEDROOMS & a bathroom. Entrance hall, living/dining room & kitchen | 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.



TOTAL AREA: APPROX. 62.5 SQ. METRES (672.5 SQ. FEET)

**GROUND FLOOR**  
APPROX. 31.2 SQ. METRES (336.3 SQ. FEET)



TOTAL AREA: APPROX. 62.5 SQ. METRES (672.5 SQ. FEET)

**FIRST FLOOR**  
APPROX. 31.2 SQ. METRES (336.3 SQ. FEET)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	57	
(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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