



**Cooper Fields, Abbey Meads, Swindon**  
**Offers Over £225,000**

\* NO ONWARD CHAIN \* 2 DOUBLE BEDROOM END OF TERRACE HOUSE LOCATED WITHIN A

\*\*\* OFFERED 'FOR SALE' WITH NO ONWARD CHAIN \*\*\*

\*\*\* A 2 DOUBLE BEDROOM END OF TERRACE HOUSE LOCATED WITHIN A SMALL & QUIET CUL-DE-SAC ROAD OF ABBEY MEADS IN NORTH SWINDON \*\*\*

\*\*\* ATTRIBUTES INCLUDE: UPVC DOUBLE GLAZING, GAS RADIATOR CENTRAL HEATING & A DOWNSTAIRS W.C.

The living accommodation briefly comprises: Entrance hall, living room, kitchen/dining room, two bedrooms and a bathroom. Externally there is a fully enclosed & private rear garden with a gate providing side access and allocated parking for C.2 vehicles.

Location: Abbey Meads - Offering excellent access to amenities & 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.

Tenure: Freehold

**SMALL & QUIET CUL-DE-SAC ROAD OF ABBEY MEADS " ATTRIBUTES INCLUDE: UPVC DOUBLE GLAZING, GAS RADIATOR CENTRAL HEATING, DOWNSTAIRS W.C. REAR GARDEN + ALLOCATED PARKING SPACES. | Freehold **SOLD STC****



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. 56.3 SQ. METRES (606.1 SQ. FEET)

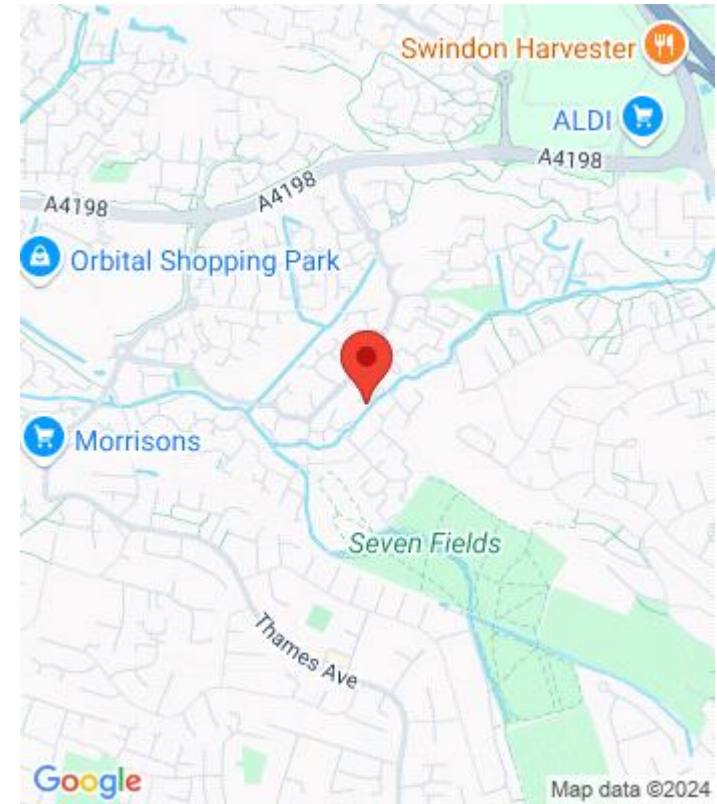
All images are for illustrative purposes only and are intended to convey the concept and vision for the proposed development only. These plans are intended to give a general indication of the proposed layout only. All images and dimensions are not intended to form part of any contract or warranty. Plans produced using Plot 12.

**GROUND FLOOR**  
APPROX. 31.4 SQ. METRES (314.5 SQ. FEET)



TOTAL AREA: APPROX. 56.3 SQ. METRES (606.1 SQ. FEET)

All images are for illustrative purposes only and are intended to convey the concept and vision for the proposed development only. These plans are intended to give a general indication of the proposed layout only. All images and dimensions are not intended to form part of any contract or warranty. Plans produced using Plot 12.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</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  
**MILES BYRON Real Estate**  
 MILES BYRON Real Estate, 105 Victoria Road, Old Town, Swindon, Wiltshire. SN1 3BD  
 Tel: 01793 200 160 Email: richard@milesbyron.com Website: www.milesbyron.com