



Greenlands Road, Upper Stratton
Guide Price £350,000

3 BEDROOMS * RENOVATED - READY TO MOVE INTO *** NO ONWARD CHAIN ! *** A SUBSTANTIAL

*** INCLUDES ADDITIONAL LAND TO THE REAR / POTENTIAL BUILDING PLOT (S.T.P.P.) OR ALTERNATIVELY AN EXTRA LARGE REAR GARDEN ***

IN SIZE CORNER PLOT WITH EXTENSION POTENTIAL (S.T.P.P.). A LARGE DRIVEWAY PROVIDING AMPLE OFF STREET PARKING * A LARGE SOUTH, EASTERLY FACING REAR GARDEN * | Freehold**

*** CURRENT ENERGY RATING/SCORE (B) *** RENOVATED THROUGHOUT TO A HIGH STANDARD - READY TO MOVE INTO *** OFFERED TO THE MARKET WITH NO ONWARD CHAIN ! *** A SUBSTANTIAL IN SIZE CORNER PLOT WITH EXTENSION POTENTIAL (S.T.P.P.). A LARGE DRIVEWAY PROVIDING AMPLE OFF STREET PARKING *** A LARGE SOUTH, EASTERLY FACING & FULLY ENCLOSED REAR GARDEN ***

MILES BYRON are delighted to offer For Sale this impressive 3 BEDROOM SEMI DETACHED home located within the very popular UPPER STRATTON area of East Swindon.

Attributes include: New Roof, Re-Wired Throughout, A modern gas radiator central heating system, newly fitted kitchen & first floor bathroom, newly fitted floor coverings, newly fitted windows and doors. In addition solar panels have been added to the roof space (fully purchased & owned) and wiring in place for an EV charger to be added in the future.

Location: Upper Stratton - This Delightful Family Home Provides Superb Access To Local Amenities, Excellent Access To Major Road Links Such As The A419, A420, Junction 15 Of The M4 Motorway & The Great Western Hospital. In Addition The Property Is Also Within Very Close Proximity / A Short Walk To Local & Reputable Primary & Secondary Schooling.

To Fully appreciate this stylish home, please contact MILES BYRON to arrange your appointment to VIEW AS

SOON AS POSSIBLE!

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. 82.2 SQ. METRES (884.6 SQ. FEET)

All images used are for illustrative purposes only and are intended to convey the concept and vision for the proposed development only. Floor 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. Please proceed with care. Plot 10.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	88	91
(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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