



Ecklington, Eldene, Swindon
£249,995

*** NO ONWARD CHAIN! *** Garage + Driveway Parking *** Pleasant Front Aspect Views Over 'Open

*** ALL VIEWINGS TO COMMENCE
FROM: TUESDAY 22ND OCTOBER
2024 ***

C. 910 SQ FT / 84 SQ METERS OF
LIVING SPACE *** Popular East
Swindon Location *** Offered 'For
Sale' with NO ONWARD CHAIN! ***
Garage + Driveway Parking ***
Pleasant Front Aspect Views Over
'Open Green Space', 3 GOOD SIZE
BEDROOMS, 2 W.C.'s / MODERN
SHOWER ROOMS (ground & first floor)
*** An 'Open Plan' Living/Dining Room,
A Modern Fitted Kitchen. Other
Attributes Include: UPVC Double
Glazing & Gas Radiator Central
Heating. To Fully Appreciate This
Delightful Home, MILES BYRON would
highly recommend confirming your
appointment to VIEW AS SOON AS
POSSIBLE!

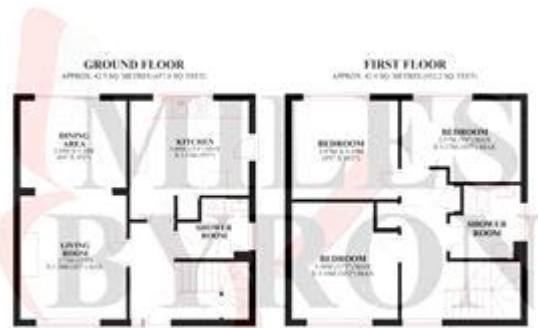
*** THE PERFECT FIRST-
TIME/INVESTMENT PURCHASE ***
MILES BYRON are delighted to offer
this deceptively spacious SEMI
DETACHED home. Conveniently
located within close proximity to
amenities such as Greenbridge Retail
Park, Coate Water Country Park, the
Great Western Hospital & superb
access to major road links such as the
A419, A420 & Junction 15 of the M4
Motorway.

Tenure: Freehold
Parking options: Off Street
Garden details: Private Garden
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains

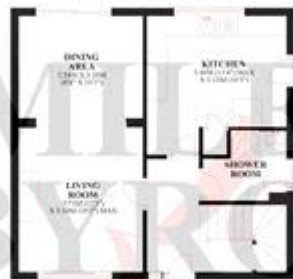
Green Space , 3 GOOD SIZE BEDROOMS, 2 W.C. S / MODERN SHOWER ROOMS (ground & first floor)
*** Living/Dining Room + A Modern Fitted Kitchen. | Freehold **SOLD**



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.



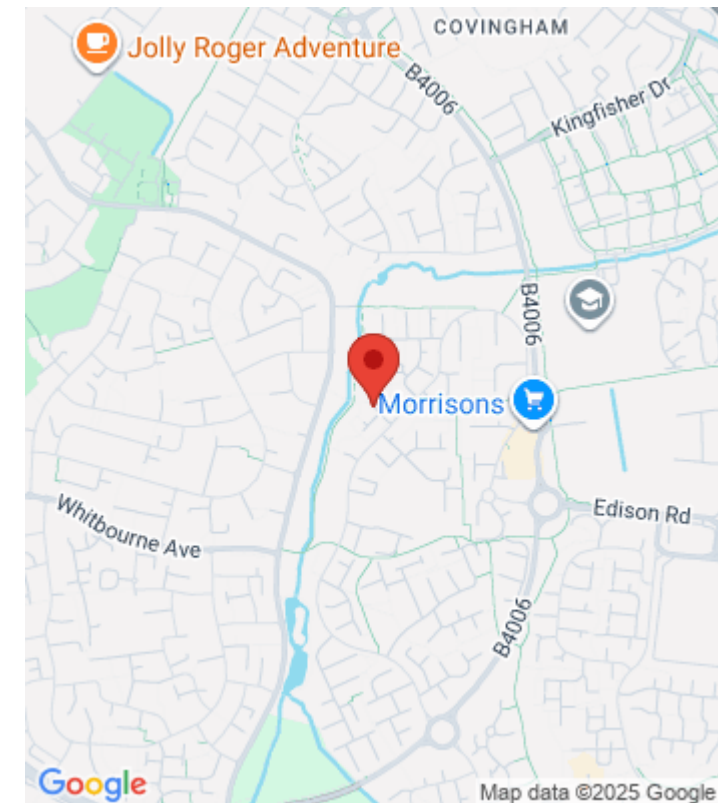
GROUND FLOOR
APPROX. 42.5 SQ. METRES (457.5 SQ. FEET)



GROUND FLOOR
APPROX. 42.5 SQ. METRES (457.5 SQ. FEET)



FIRST FLOOR
APPROX. 42.0 SQ. METRES (451.2 SQ. FEET)



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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