



## **COLEBROOK ROAD, COLEVIEW, SWINDON**

**SOLD STC**

**£325,000** Freehold

A stunningly presented & EXTENDED SEMI DETACHED family home boasting: 3 BEDROOMS, ground floor bathroom + first floor shower room. Located within the sought after Coleview area. This exceptional property provides spacious living accommodation which measures C.1200 Sq Ft / 113 Sq Meters.

'SHOW HOME' CONDITION & PRESENTATION' - NEWLY FITTED WINDOWS THROUGHOUT - A stunningly presented & EXTENDED SEMI DETACHED family home located within the sought after residential area of Coleview in East Swindon. This exceptional property provides spacious living accommodation which measures C.1200 Sq Ft / 113 Sq Meters. The stylish accommodation briefly comprises: Entrance porch, entrance hallway, downstairs bathroom, utility room, an impressive 'open plan' and very sociable & large kitchen/dining/breakfast area plus the additional living area. To the first floor there are 3 BEDROOMS + a shower room. Externally there is a fully enclosed rear garden with a gate providing side access and a timber cabin / outbuilding with storage space. To the front aspect there is a driveway providing off street parking for C. 3 - 4 Vehicles.

Attributes include: uPVC double glazing & gas radiator central heating. Located within close proximity to amenities, primary & secondary schools, Greenbridge Retail Park and superb access to major road links such as the A420, A419, Junction 15 of the M4 Motorway and the Great Western Hospital.

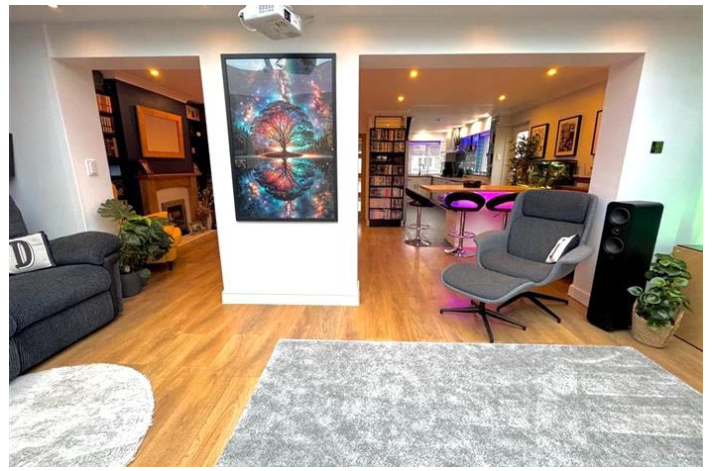
To fully appreciate this outstanding home, MILES BYRON would highly recommend confirming your appointment to VIEW AS SOON AS POSSIBLE!

Tenure: Freehold

Parking options: Off Street

Garden details: Private Garden

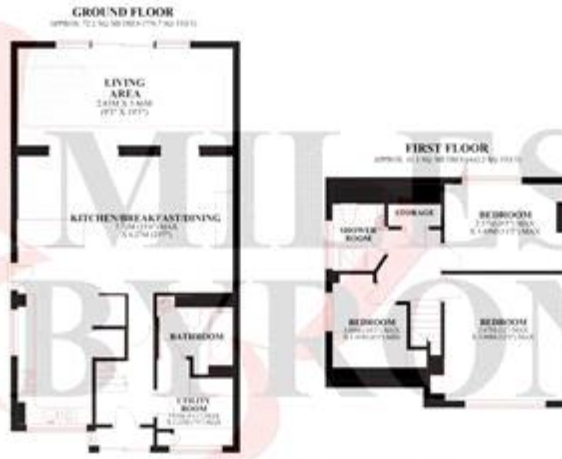




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ALL measurements are for illustrative purposes only and are intended to convey the general feel and layout for the properties advertised only. These plans are intended to give a general indication of the proposed layout only. All dimensions and measurements are not intended to be used as a guide in any contract or warranty. They are provided only, Part 2.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			84
(69-80) <b>C</b>			
(55-68) <b>D</b>		64	
(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.



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.