



**Wheeler Avenue, Upper Stratton, Swindon**  
**Offers Over £300,000**

NO CHAIN! AN EXTENDED SEMI DETACHED HOME: 3 BEDROOMS, FIRST FLOOR BATHROOM,



\* OFFERED TO THE MARKET WITH  
NO ONWARD CHAIN ! \*

A WELL PRESENTED & EXTENDED  
SEMI DETACHED FAMILY HOME  
BOASTING: 3 BEDROOMS, FIRST  
FLOOR BATHROOM, TWO GOOD SIZE  
RECEPTION ROOMS, A SPACIOUS  
'OPEN PLAN' KITCHEN/BREAKFAST  
ROOM, A LARGE DOWNSTAIRS WET  
ROOM/SHOWER ROOM + SEPARATE  
W.C. \* A GENEROUS IN SIZE & FULLY  
ENCLOSED, SOUTH FACING REAR  
GARDEN WHICH IN TURN PROVIDES  
A HIGH DEGREE OF PRIVACY.

OTHER ATTRIBUTES INCLUDE:  
UPVC DOUBLE GLAZING, A MODERN  
CENTRAL HEATING BOILER, NEWLY  
FITTED CARPETS & REDECORATION  
IN A VARIETY OF ROOMS HAS ALSO  
BEEN COMPLETED RECENTLY.

MILES BYRON are delighted to offer  
For Sale this DECEPTIVELY  
SPACIOUS, BAY-FRONTED - 1930'S  
BUILT SEMI DETACHED home located  
within the very popular UPPER  
STRATTON area of East Swindon.

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 READY TO  
MOVE INTO HOME, please contact  
MILES BYRON to arrange your  
appointment to VIEW AS SOON AS  
POSSIBLE!

Tenure: Freehold  
Parking options: Off Street  
Garden details: Private Garden

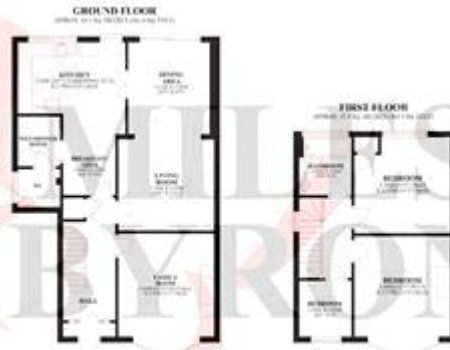
TWO RECEPTION ROOMS, A SPACIOUS 'OPEN PLAN' KITCHEN/BREAKFAST ROOM, A LARGE  
DOWNSTAIRS WET ROOM/SHOWER ROOM + SEPARATE W.C. \* A LARGE SOUTH FACING REAR  
GARDEN + DRIVEWAY PARKING. | Freehold **SOLD**

Electricity supply: Mains  
Heating: Gas Mains  
Water supply: Mains  
Sewerage: Mains



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.





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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>		
(69-80) <b>C</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  
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