



**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 ! \*

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**

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

Electricity supply: Mains

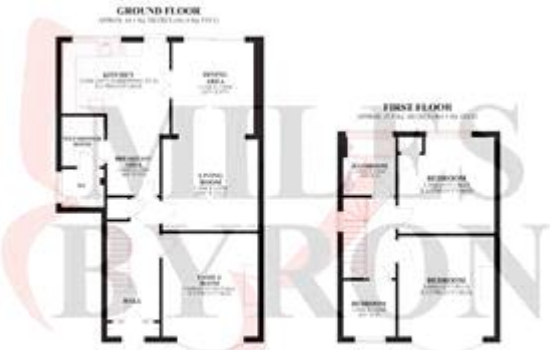
Heating: Gas Mains

Water supply: Mains

Sewerage: Mains



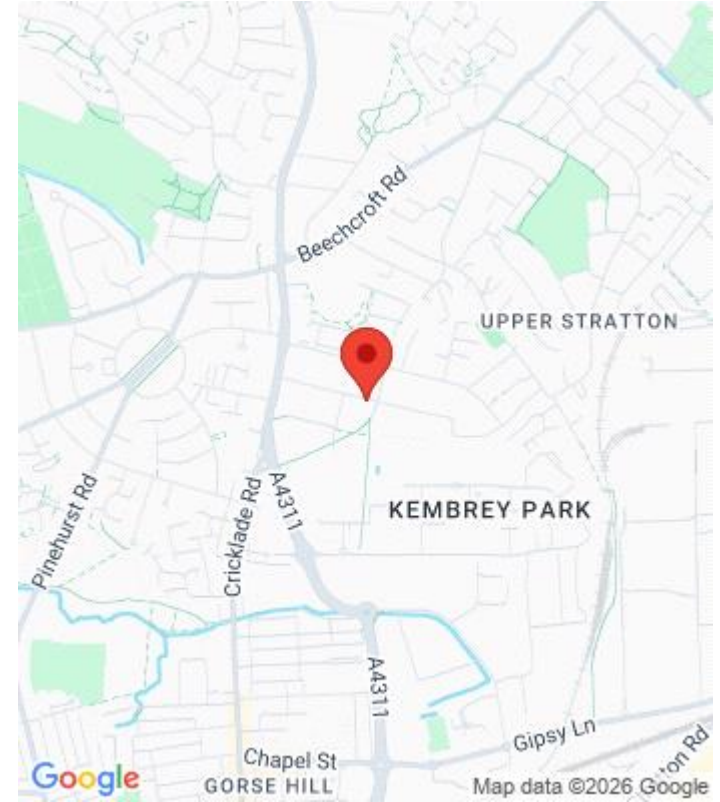
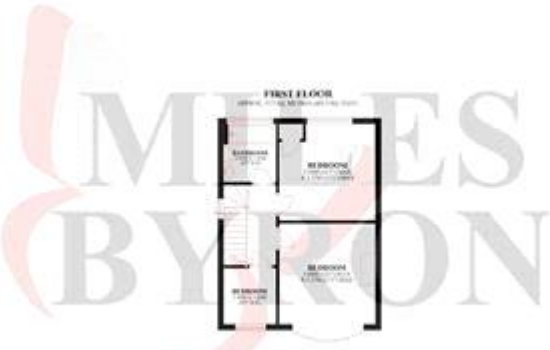
Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, 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.



TOTAL AREA: APPROX. 101.750 METRES (335.30 FEET)



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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>		<b>82</b>
(55-68) <b>D</b>	<b>69</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**  
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