



Wigmore Avenue, Lawn, Swindon
£315,000

**MILES
BYRON**

A SHORT WALK TO LAWN WOODS & AMENITIES INCLUDING A CONVENIENCE STORE & DOCTOR

*** ALL VIEWINGS TO COMMENCE
FROM: FRIDAY 28TH MARCH 2025 ***

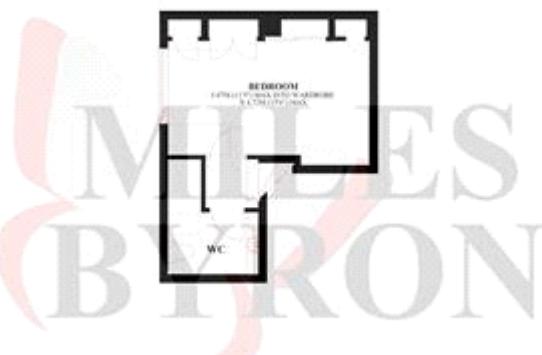
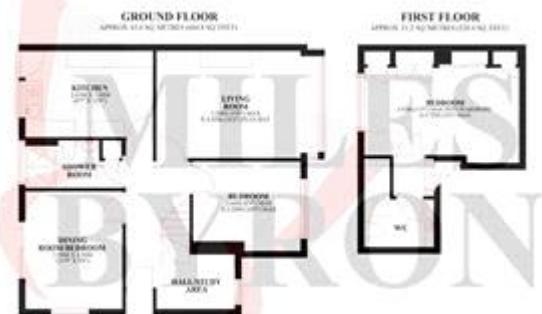
*** A SHORT WALK TO LAWN WOODS & AMENITIES INCLUDING A CONVENIENCE STORE & DOCTOR SURGERY AS WELL AS ACCESS TO REGULAR PUBLIC TRANSPORT *** BEING SOLD WITH NO ONWARD CHAIN! *** A FULLY ENCLOSED & PRIVATE REAR GARDEN *** AN EXTENDED & WELL PRESENTED 2/3 BEDROOM SEMI DETACHED BUNGALOW located along one of the most desirable roads within the Lawn area. This wonderful home provides versatile living accommodation plus boasts a driveway providing off street parking + a SINGLE GARAGE. Other attributes include uPVC double glazing & gas radiator central heating. The deceptively spacious accommodation briefly comprises: Entrance porch, entrance hallway / study area, spacious living room, 2 GOOD SIZE BEDROOMS to the ground floor + a modern & stylish shower. To the first floor there is an additional DOUBLE BEDROOM + a W.C. To fully appreciate this wonderful and loving home, MILES BYRON would highly recommended confirming your appointment to VIEW AS SOON AS POSSIBLE.

SURGERY AS WELL AS ACCESS TO REGULAR PUBLIC TRANSPORT *** BEING SOLD WITH NO ONWARD CHAIN! *** A FULLY ENCLOSED & PRIVATE REAR GARDEN *** 2/3 BEDROOMS *** AN EXTENDED HOME | Freehold **SOLD**

Tenure: Freehold
Parking options: Driveway, Garage, Off Street
Garden details: Enclosed Garden, Private Garden, Rear 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-1)	A		
(81-91)	B		84
(69-80)	C		71
(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.