



RANNOCH CLOSE, SPARCELLS, SWINDON

SOLD STC

OFFERS OVER £240,000 Freehold

*** THE PERFECT FIRST-TIME PURCHASE *** BUILT BY
MESSRS: HANNICK HOMES *** A LARGE & PRIVATE
SOUTH, WESTERLY FACING CORNER PLOT BOASTING:
LARGE SIDE & REAR GARDENS OFFERING EXTENSION
POTENTIAL (S.T.P.P.) *** 2 GOOD SIZE BEDROOMS ***
MODERN FITTED KITCHEN & FIRST FLOOR BATHROOM ***

*** THE PERFECT FIRST-TIME PURCHASE *** BUILT BY MESSRS: HANNICK HOMES *** A LARGE & PRIVATE SOUTH, WESTERLY FACING CORNER PLOT BOASTING: LARGE SIDE & REAR GARDENS OFFERING EXTENSION POTENTIAL (S.T.P.P.) *** 2 GOOD SIZE BEDROOMS *** MODERN FITTED KITCHEN & FIRST FLOOR BATHROOM *** ALLOCATED PARKING SPACE + A BRICK BUILT OUTBUILDING LOCATED IN THE REAR GARDEN BOASTING: POWER & LIGHTING (THE IDEAL SPACE FOR A HOME GYM OR HOME OFFICE/SALON). ATTRIBUTES INCLUDE: UPVC DOUBLE GLAZING AND GAS RADIATOR CENTRAL HEATING (THE MODERN COMBINATION BOILER WAS FITTED IN C 2021/2022). THE DECEPTIVELY SPACIOUS AND STYLISHLY PRESENTED LIVING ACCOMMODATION BRIEFLY COMPRISES: ENTRANCE HALL, LIVING ROOM, KITCHEN/BREAKFAST ROOM WITH A SELECTION OF INTEGRATED APPLIANCES + A LARGE CONSERVATORY/ DINING ROOM. TO THE FIRST FLOOR THERE ARE TWO BEDROOMS AND A BATHROOM ***

MILES BYRON are delighted to offer For Sale this impressive END OF TERRACE home located towards the end of a popular cul-de-sac road in Sparcells.

Conveniently located and within a short walk Shaw Forest, Peatmoor amenities such as a selection of takeaways, convenience shop, public house, Peatmoor Lagoon, hairdressers, surgery and chemist. This wonderful home also offers excellent access to major road links such as the Great Western Way, the A419, A417 & JUNCTION 16 OF THE M4 MOTORWAY.

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

Tenure: Freehold

Parking options: Off Street

Garden details: Enclosed Garden, Private Garden, Rear Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains



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TOTAL AREA: APPROX. 72.2 SQ. METRES (777.4 SQ. FEET)

All images used for illustrative purposes only and are intended to convey the concept and vision for the prospective purchaser only. These plans are intended to give a general indication of the proposed layout only. All images and dimensions are not intended to form part of any contract or warranty. The purchaser may visit the site.



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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.



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.