



## RIVERDALE CLOSE, OLD TOWN, SWINDON **SOLD**

### GUIDE PRICE £280,000 Freehold

\*\*\* A MUST VIEW HOME \*\*\* NO ONWARD CHAIN \*\*\* QUIET & SOUGHT AFTER CUL-DE-SAC ROAD \*\*\* 2 Double Bedrooms \*\*\* A Modern Shower Room \*\*\* Conservatory / Garden Room \*\*\* A Fully Enclosed & Well Tended Rear Garden \*\*\* A Detached Garage/Outbuilding. Conveniently Located Between Old Town & Wroughton.

\*\*\* A MUST VIEW HOME \*\*\* BEAUTIFULLY PRESENTED THROUGHOUT \*\*\* NO ONWARD CHAIN \*\*\* QUIET & SOUGHT AFTER CUL-DE-SAC ROAD/LOCATION \*\*\* 2 Double Bedrooms \*\*\* A Modern Shower Room \*\*\* Conservatory / Garden Room \*\*\* A Fully Enclosed & Well Tended Rear Garden \*\*\* A Detached Garage/Outbuilding.

Conveniently Located Between The Areas Of Old Town, Wroughton, East Wichel. Providing Superb Access To Amenities and excellent access to major roads links such as J.15 of the M4 Motorway and the Great Western Hospital.

Tenure: Freehold

Parking options: Driveway, Garage, Off Street

Garden details: Enclosed Garden, Front Garden, Private Garden, Rear Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

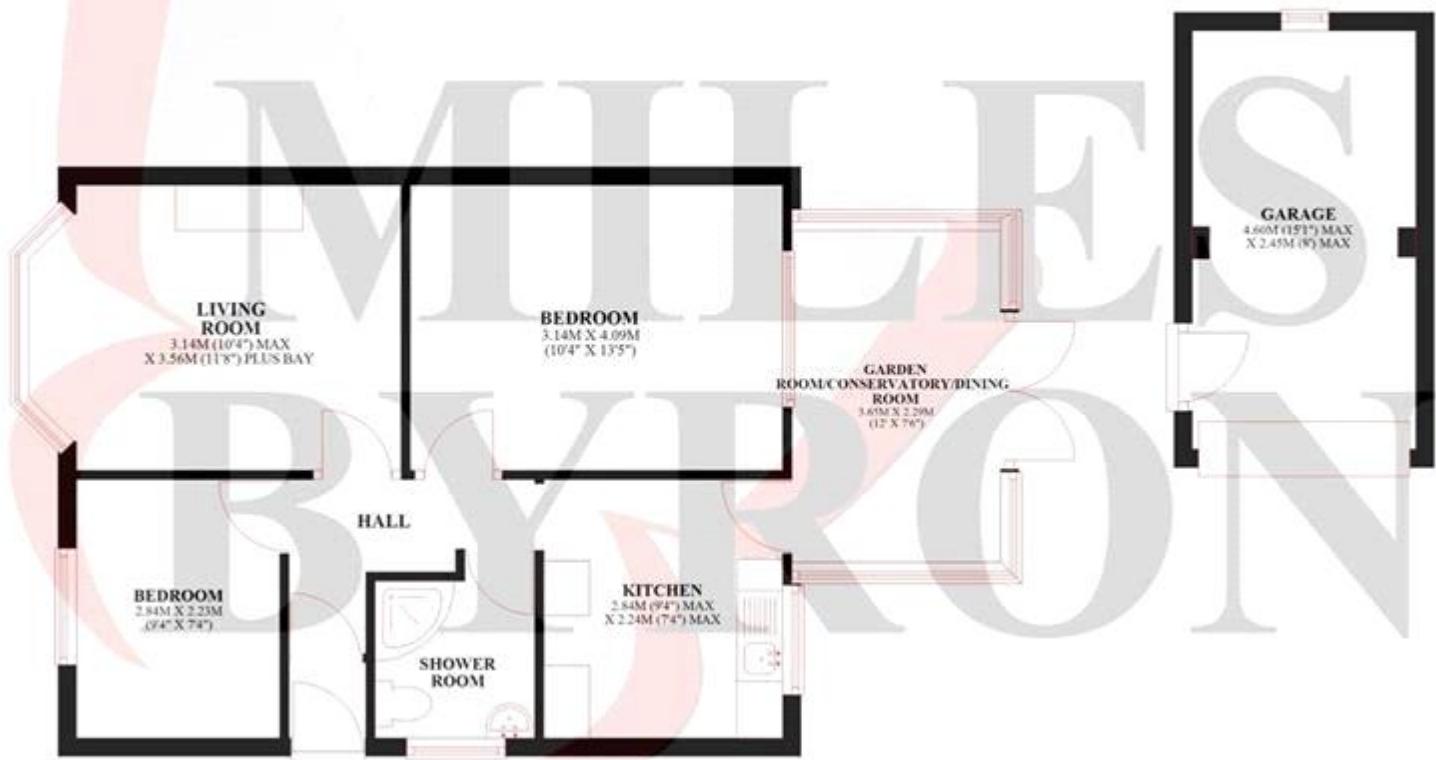
Sewerage: Mains



**RIVERDALE CLOSE, OLD TOWN, SWINDON**  
**GUIDE PRICE £280,000** Freehold

## PROPERTY LAYOUT

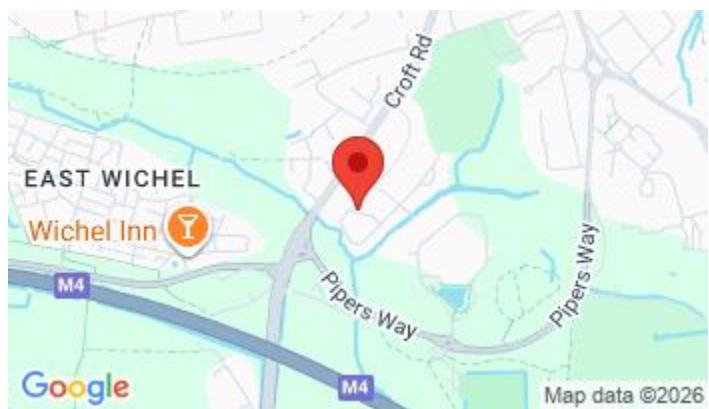
APPROX. 56.8 SQ. METRES (611.9 SQ. FEET)



TOTAL AREA: APPROX. 56.8 SQ. METRES (611.9 SQ. FEET)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92-100)	A	84
(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.