



**Guildford Avenue, Lawn, Swindon**  
**Guide Price £310,000**



SCOPE FOR IMPROVEMENT/REQUIRES MODERNISATION \* EXTENSION POTENTIAL (S.T.P.P.) \*

\*\*\* Apologies. We are now at full capacity with viewings on this property. Please kindly email us to be added to our cancellation list in the meantime. Thank you \*\*\*

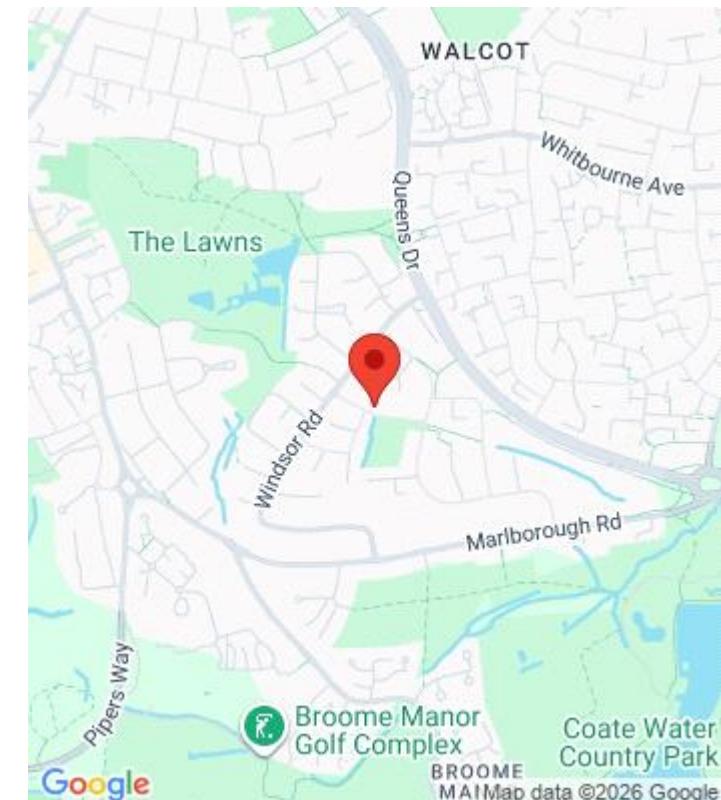
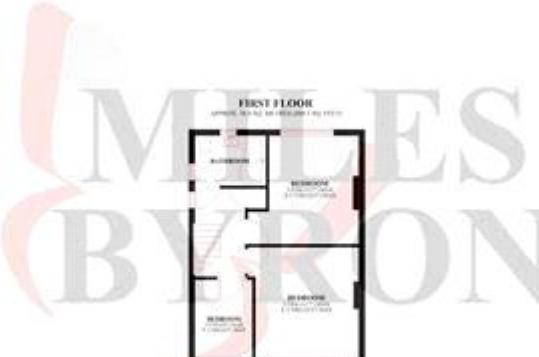
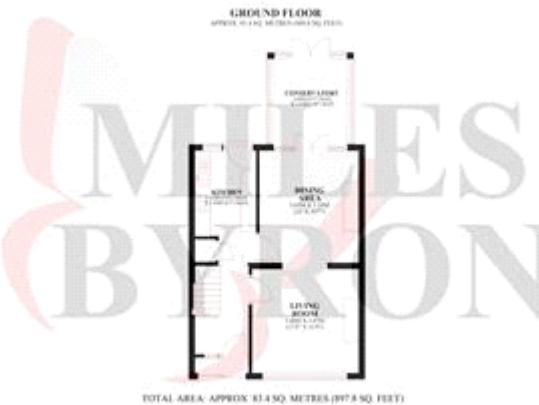
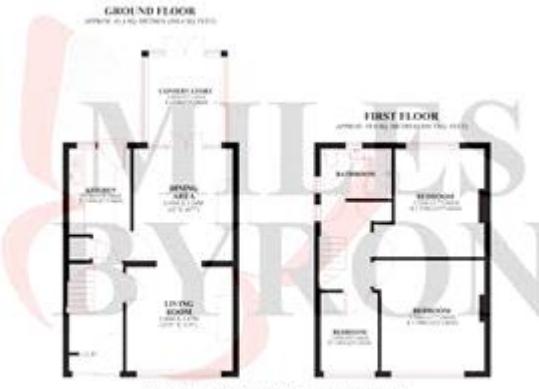
**SOUGHT AFTER LOCATION \* PLEASANT VIEWS TO THE FRONT ASPECT OVERLOOKING OPEN GREEN SPACE \* NO ONWARD CHAIN \* A Semi Detached Home Boasting: 3 BEDROOMS, driveway & garage | Freehold **SOLD****

\*\*\* SCOPE FOR IMPROVEMENT/REQUIRES MODERNISATION \*\*\* EXTENSION POTENTIAL (S.T.P.P.) \*\*\* SOUGHT AFTER LOCATION \*\*\* PLEASANT VIEWS TO THE FRONT ASPECT OVERLOOKING OPEN GREEN SPACE \*\*\* Offered to the market with NO ONWARD CHAIN \*\*\* A Semi Detached Home Boasting: 3 BEDROOMS ( 2 DOUBLE BEDROOMS & 1 SINGLE BEDROOM ) \*\*\* Living Accommodation Situated Over Two Floors \*\*\* ATTRIBUTES INCLUDE: A SPACIOUS LIVING / DINING ROOM, CONSERVATORY & KITCHEN. EXTERNALLY THERE IS A FULLY ENCLOSED REAR GARDEN, DRIVEWAY PARKING TO THE FRONT PROVIDING OFF STREET PARKING + A SINGLE GARAGE \*\*\* To Fully Appreciate This Delightful Home, MILES BYRON would highly recommend confirming your appointment to VIEW AS SOON AS POSSIBLE!

Tenure: Freehold  
Parking options: Driveway, Garage, Off Street  
Garden details: Enclosed 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		
(69-80)	C		
(55-68)	D	66	80
(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.