



Warbeck Gate, Grange Park, Swindon
Guide Price £375,000

SHOW HOME CONDITION & PRESENTATION *** STUNNINGLY PRESENTED THROUGHOUT *** 3

*** ALL VIEWINGS TO COMMENCE
FROM: WEDNESDAY 16TH APRIL
2025 ***

*** READY TO MOVE INTO - SHOW
HOME CONDITION & PRESENTATION
*** EXTENSION POTENTIAL TO THE
SIDE & REAR ASPECTS (S.T.P.P.)

*** STUNNINGLY PRESENTED
THROUGHOUT *** 3 GOOD SIZE
BEDROOMS *** A DOWNSTAIRS W.C.,
A MODERN & STYLISH FIRST
BATHROOM *** A SPACIOUS LIVING
ROOM *** AN IMPRESSIVE OPEN
PLAN & REFITTED KITCHEN / DINING
ROOM WITH A SELECTION OF
INTEGRATED APPLIANCES + A FULLY
ENCLOSED & GENEROUS IN SIZE
REAR GARDEN BOASTING A PRIVATE
ASPECT *** DOUBLE WIDTH
DRIVEWAY + A SINGLE GARAGE ***
THIS WELL PRESENTED FAMILY
HOME IS SITUATED WITHIN A
'STONES THROW' TO LYDIARD
COUNTRY PARK *** CLOSE
PROXIMITY TO AMENITIES ***
SUPERB ACCESS TO BOTH
REPUTABLE PRIMARY &
SECONDARY SCHOOLS, SUPERB
ACCESS TO MAJOR ROAD LINKS
SUCH AS THE GREAT WESTERN
WAY & JUNCTION 16 OF THE M4
MOTORWAY ***

To fully appreciate this EXCEPTIONAL
HOME, a viewing is highly
recommended by the homeowners
sole agent MILES BYRON.

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

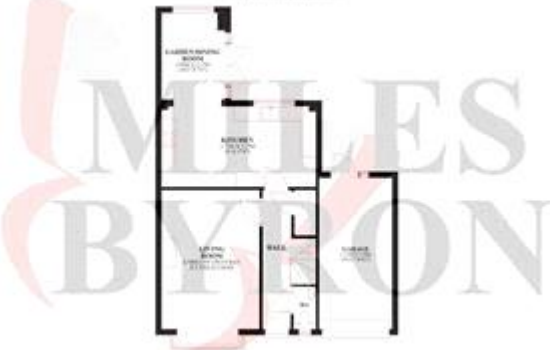
GOOD SIZE BEDROOMS **** A DOWNSTAIRS W.C., A MODERN & STYLISH FIRST BATHROOM **** A
SPACIOUS LIVING ROOM * AN OPEN PLAN & REFITTED KITCHEN / DINING ROOM WITH
INTEGRATED APPLIANCES. | Freehold **SOLD STC**



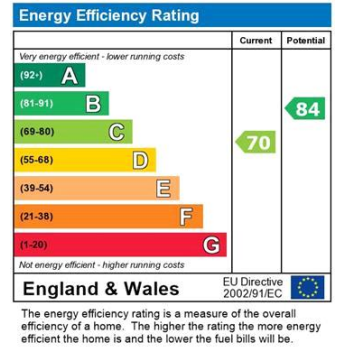
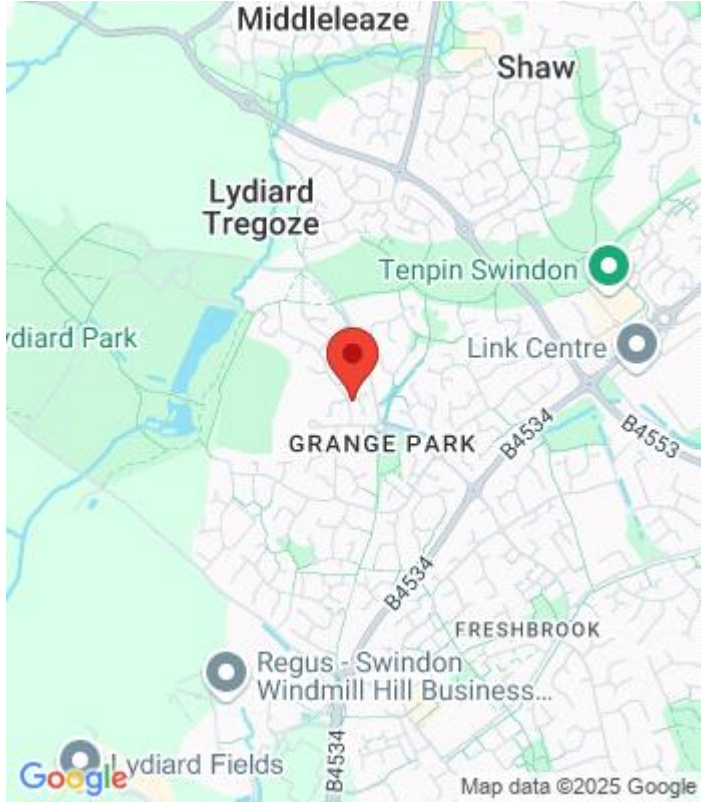
Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, 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. 79.86 SQ METRES (178.6 SQ FEET)



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Viewing by appointment only
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