

**OVERBROOK, ELDENE, SWINDON****SOLD****£295,000** Freehold

A MUST VIEW HOME * NO ONWARD CHAIN * 3 DOUBLE BEDROOMS, FIRST FLOOR BATHROOM + A SEPARATE W.C. *** PLEASANT FRONT ASPECT VIEWS * POSITIONED TOWARDS THE END OF A QUIET & FAVOURABLE CUL-DE-SAC ROAD * MILES BYRON are delighted to offer For Sale this deceptively spacious SEMI DETACHED HOME

*** ALL VIEWINGS TO COMMENCE FROM: TUESDAY 27TH MAY 2025 ***

A MUST VIEW HOME *** NO ONWARD CHAIN *** 3 DOUBLE BEDROOMS, FIRST FLOOR BATHROOM + A SEPARATE W.C. *** PLEASANT FRONT ASPECT VIEWS *** POSITIONED TOWARDS THE END OF A QUIET & FAVOURABLE CUL-DE-SAC ROAD *** MILES BYRON are delighted to offer For Sale this deceptively spacious SEMI DETACHED FAMILY SIZED HOME. The living accommodation briefly comprises: Entrance porch, living /dining room, CONSERVATORY , inner hall/study area, kitchen and sheltered side access/lobby leading to the front driveway and rear garden. Externally the property benefits from a low in maintenance & fully enclosed rear garden. This delightful property also benefits from having a block paved driveway providing off street parking for C. 2-3 vehicles + a single garage.

Eldene: There is excellent access to amenities such as Greenbridge Retail Park, A 24 hour gym, A local supermarket & local reputable schools. In addition this property also provides a short commute to The Great Western Hospital, Junction 15 of the M4 Motorway, the A419, A420 & the A417. There are also pleasant, local places close by for a walk with the dog, a run or simply a gentle stroll around Overbrook Lagoon and/or Coate Water Country Park.

Tenure: Freehold

Parking options: Driveway, Garage, Off Street

Garden details: Enclosed Garden, Front Garden, Rear Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains



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TOTAL AREA: APPROX. 99.7 SQ. METRES (1157.0 SQ. FEET)



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FIRST FLOOR

APPROX. 40.8 SQ. METRES (440 SQ. FEET)



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 fixtures/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.