



## **ROBINS CROFT, BLUNSDON ST. ANDREW      SOLD**

**£290,000** Freehold

MILES BYRON are delighted to offer For Sale this stunningly presented, terraced home boasting: 3 BEDROOMS, EN-SUITE SHOWER ROOM TO THE MAIN BEDROOM, BATHROOM, DOWNSTAIRS CLOAKROOM/W.C., LIVING ROOM, A FULLY ENCLOSED REAR GARDEN, BLOCK PAVED FRONTAGE PROVIDING ALLOCATED OFF STREET PARKING FOR 2 CARS

\*\*\* VIEWINGS TO COMMENCE FROM: THURSDAY - 22ND MAY 2025 \*\*\*

\*\*\* A MUST VIEW HOME \*\*\* SHOW HOME CONDITION & PRESENTATION THROUGHOUT \*\*\*

\*\*\* THE PERFECT FIRST-TIME PURCHASE \*\*\* Built by Messrs Green Square Homes in C. 2019 \*\*\* A MODERN CUL-DE-SAC POSITION \*\*\* MILES BYRON are delighted to offer For Sale this stunningly presented, terraced home boasting: 3 BEDROOMS, EN-SUITE SHOWER ROOM TO THE MAIN BEDROOM, BATHROOM, DOWNSTAIRS CLOAKROOM/W.C., LIVING ROOM, A FULLY ENCLOSED REAR GARDEN, BLOCK PAVED FRONTAGE PROVIDING ALLOCATED OFF STREET PARKING FOR C. 2 VEHICLES. THIS PROPERTY ALSO BENEFITS FROM HAVING THE REMAINING N.H.B.C. WARRANTY.

Blunsdon St. Andrew: The property provides superb access to amenities, reputable schools & major road links such as the A419, A417, A420, Junction 15 of the M4 Motorway, the Great Western Hospital and the Orbital Retail Park & Shopping Centre.

To fully appreciate a viewing on this STYLISHLY PRESENTED HOME, we would highly recommend confirming an appointment to VIEW AS SOON AS POSSIBLE.

Tenure: Freehold

Parking options: Driveway, Off Street

Garden details: Enclosed Garden, Rear Garden

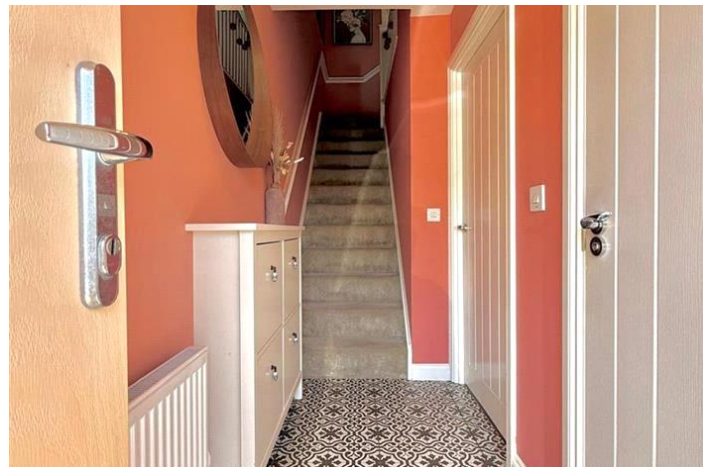
Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains





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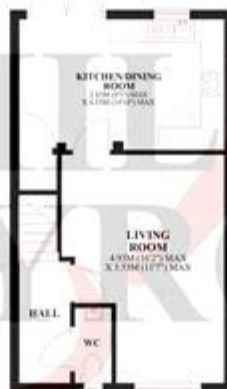
**£290,000** Freehold





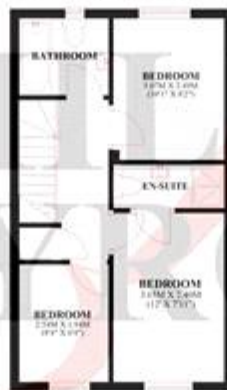
TOTAL AREA: APPROX. 69.8 SQ. METRES (751.2 SQ. FEET)

GROUND FLOOR  
APPROX. 34.9 SQ. METRES (375.6 SQ. FEET)



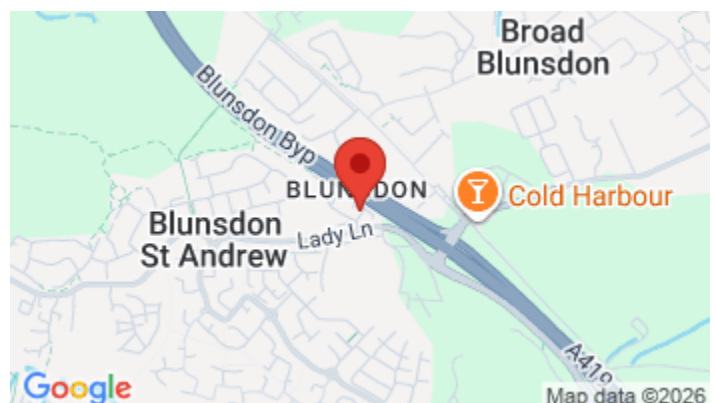
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FIRST FLOOR  
APPROX. 34.9 SQ. METRES (375.6 SQ. FEET)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	<b>A</b>	<b>97</b>
(81-91)	<b>B</b>	<b>85</b>
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
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/fitments 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.