



Hudson Way, Abbey Meads, Swindon
£225,000

*** THE PERFECT FIRST TIME / INVESTMENT PURCHASE *** READY TO MOVE INTO *** NO

*** ALL VIEWINGS TO COMMENCE
FROM: THURSDAY - 29TH MAY 2025

ONWARD CHAIN! **** EPC RATING (CURRENT) - (C) **** 2 DOUBLE BEDROOMS **** ALLOCATED OFF
STREET PARKING SPACES FOR C. 2 VEHICLES *** A QUIET CUL-DE-SAC POSITION | Freehold

SOLD

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SPACES FOR C. 2 VEHICLES *** A
QUIET CUL-DE-SAC POSITION
LOCATED WITHIN THE VERY
POPULAR RESIDENTIAL AREA OF
ABBAY MEADS *** The
accommodation briefly includes:
Entrance hall, kitchen, a good size
living / dining room, two bedrooms and
a bathroom. Externally there is a
SOUTH WESTERLY FACING AND
FULLY ENCLOSED REAR GARDEN

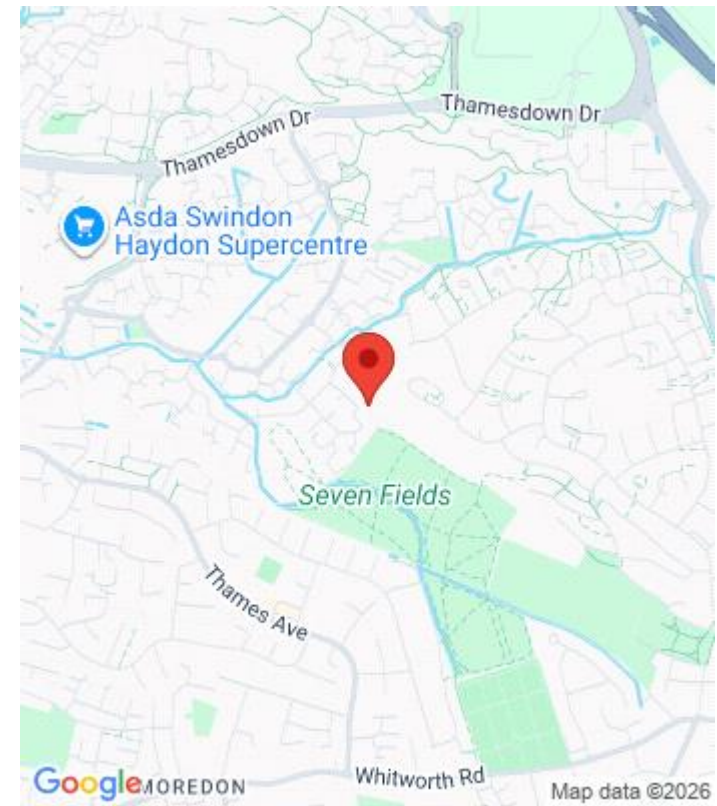
To fully appreciate this delightful home,
MILES BYRON would highly
recommend confirming your
appointment to VIEW AS SOON AS
POSSIBLE

Location: Abbey Meads - Offering
excellent access to amenities such as
the North Swindon Retail Park &
Shopping Centre, reputable primary &
secondary schools as well as
providing superb access to major road
links such as the A417, A419, A420,
Junction 15 of the M4 Motorway & the
Great Western Hospital.

Tenure: Freehold
Parking options: 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-)	A		
(81-91)	B		89
(69-80)	C	72	
(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.



Viewing by appointment only
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