



**Frobisher Drive, Walcot, Swindon**  
**Offers Over £260,000**

C. 850 SQ FT / 79 SQ METERS OF LIVING ACCOMMODATION \*\*\* A MUST VIEW FAMILY HOME \*\*\*

C. 850 SQ FT / 79 SQ METERS OF LIVING ACCOMMODATION \*\*\* A MUST VIEW FAMILY HOME \*\*\* READY TO MOVE INTO \*\*\* SHOW HOME CONDITION & PRESENTATION \*\*\* THE PERFECT FIRST-TIME PURCHASE \*\*\*

READY TO MOVE INTO \*\*\*\* SHOW HOME CONDITION & PRESENTATION \*\*\*\* THE PERFECT FIRST-TIME PURCHASE \*\*\* A STYLISHLY PRESENTED 3 BEDROOM HOME WITH DRIVEWAY PARKING |

Freehold **SOLD**

MILES BYRON are delighted to be marketing this STYLISHLY PRESENTED 3 BEDROOM HOME which is located within the Walcot area of Swindon. This property boasts: from: 3 GOOD SIZE BEDROOMS, a first floor bathroom, a spacious living room and an open plan kitchen/dining room. Externally there is a well tended and fully enclosed rear garden which in turn offers a high level of privacy. Externally there is driveway parking for C. 3 - 4 vehicles.

AGENTS NOTE: This Property Is Non-Traditional Construction (Laing Easi-Form / Unity Build). However, is mortgageable through a variety of High Street lenders. For further information, please do not hesitate to contact us or speak to your chosen/appointed mortgage advisor.

This delightful property offers excellent access to amenities such as Greenbridge Retail Park and is located within close proximity to Coate Water Country Park. In addition, the property also provides excellent access to major road links such as the A420, A419, A417, Junction 15 Of The Motorway & the Great Western Hospital.

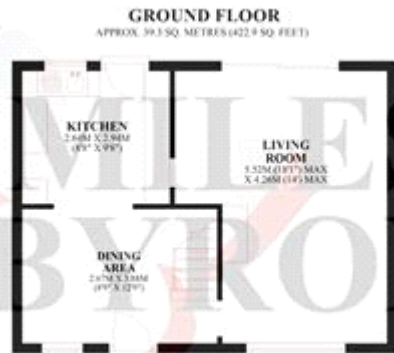
Tenure: Freehold  
Parking options: Driveway, Off Street  
Garden details: Enclosed Garden, Rear Garden  
Electricity supply: Mains  
Heating: Gas Mains  
Water supply: Mains  
Sewerage: Mains



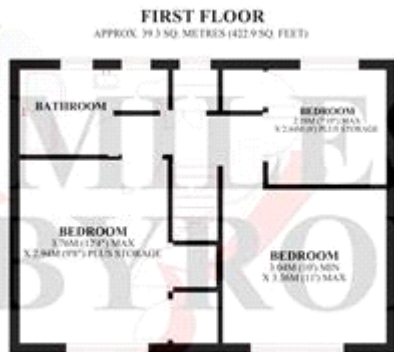
Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors,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



TOTAL AREA: APPROX. 78.4 SQ. METRES (841.9 SQ. FEET)



TOTAL AREA: APPROX. 78.6 SQ. METRES (845.8 SQ. FEET)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	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	
		70	80

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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