



Fyne Close, Sparcells, Swindon
Offers Over £215,000

NO ONWARD CHAIN * BUILT BY: HANNICK HOMES * A SOUTH FACING, FULLY ENCLOSED &

*** C. 630 SQ FT/59 SQ METERS OF LIVING ACCOMMODATION *** Offered For Sale with NO ONWARD CHAIN ***

*** BEING SOLD WITH NO ONWARD CHAIN *** THE PERFECT FIRST-TIME PURCHASE *** BUILT BY MESSRS: HANNICK HOMES *** A SOUTH FACING, FULLY ENCLOSED & PRIVATE REAR GARDEN *** 2 GOOD SIZE BEDROOMS *** MODERN KITCHEN WITH FRIDGE FREEZER & WASHING MACHINE TO BE INCLUDED WITH THE SALE + A FIRST FLOOR BATHROOM *** EXTERNALLY THERE IS ONE ALLOCATED PARKING SPACE . ATTRIBUTES INCLUDE: UPVC DOUBLE GLAZING AND GAS RADIATOR CENTRAL HEATING VIA (COMBINATION BOILER). THE DECEPTIVELY SPACIOUS LIVING SPACE BRIEFLY COMPRISES: ENTRANCE HALL, AN OPEN PLAN LIVING /DINING ROOM & KITCHEN

MILES BYRON are delighted to offer For Sale this deceptively spacious TERRACED home located within a small cul-de-sac road of Sparcells.

Location: Conveniently located and within a short walk Shaw Forest, Peatmoor amenities such as a selection of takeaways, a large Chinese buffet restaurant, convenience shop, public house, Peatmoor Lagoon, hairdressers, doctors surgery and a chemist. This wonderful home also offers excellent access to major road links such as the Great Western Way, the A419, A417 & JUNCTION 16 OF THE M4 MOTORWAY.

Tenure: Freehold

Parking options: Off Street

Garden details: Enclosed Garden, Rear Garden

Electricity supply: Mains

Heating: Gas Mains

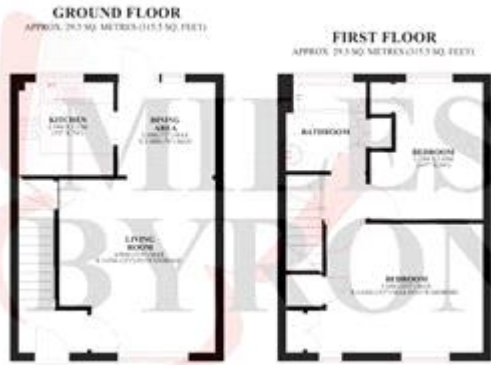
Water supply: Mains

Sewerage: Mains

PRIVATE REAR GARDEN **** 2 GOOD SIZE BEDROOMS **** MODERN KITCHEN WITH FRIDGE FREEZER & WASHING MACHINE TO BE INCLUDED WITH THE SALE *** EXTERNALLY THERE IS ONE ALLOCATED PARKING. | 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.



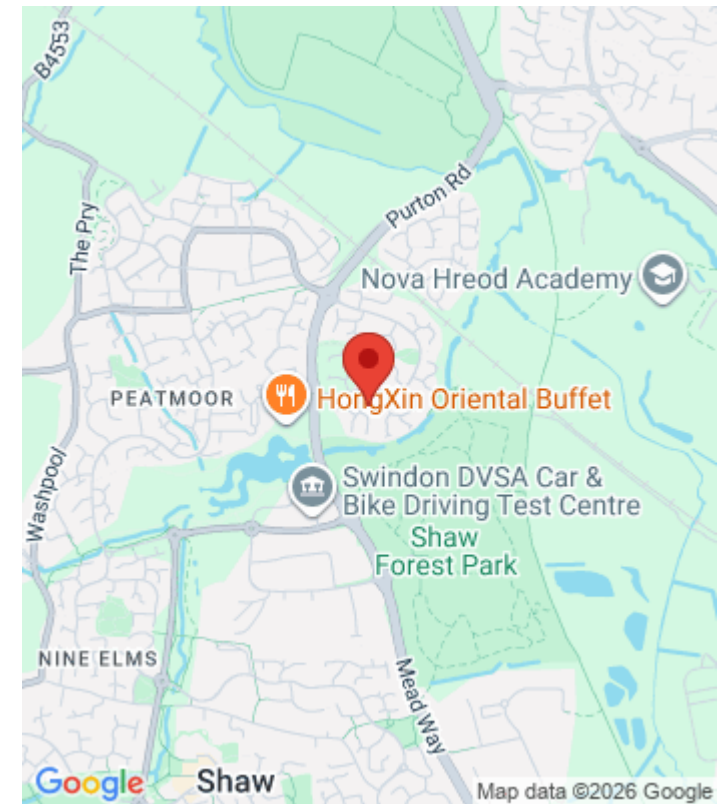
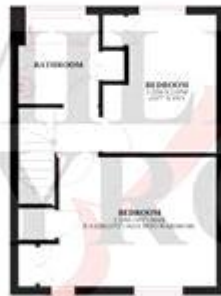
TOTAL AREA: APPROX. 58.6 SQ. METRES (631.1 SQ. FEET)

GROUND FLOOR
APPROX. 29.3 SQ. METRES (317.7 SQ. FEET)



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FIRST FLOOR
APPROX. 29.3 SQ. METRES (317.7 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		75	80
		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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