



**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

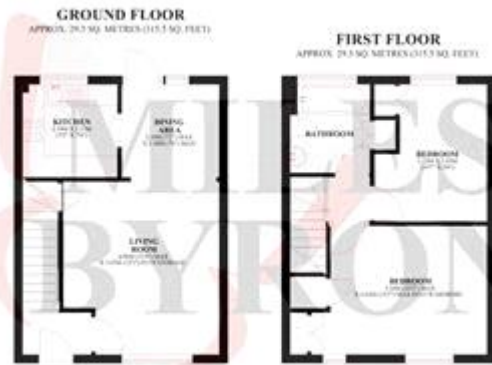
PRIVATE REAR GARDEN "" 2 GOOD SIZE BEDROOMS "" MODERN KITCHEN WITH FRIDGE  
FREEZER & WASHING MACHINE TO BE INCLUDED WITH THE SALE \*\*\* EXTERNALLY THERE IS  
ONE ALLOCATED PARKING. | Freehold **SOLD STC**





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.





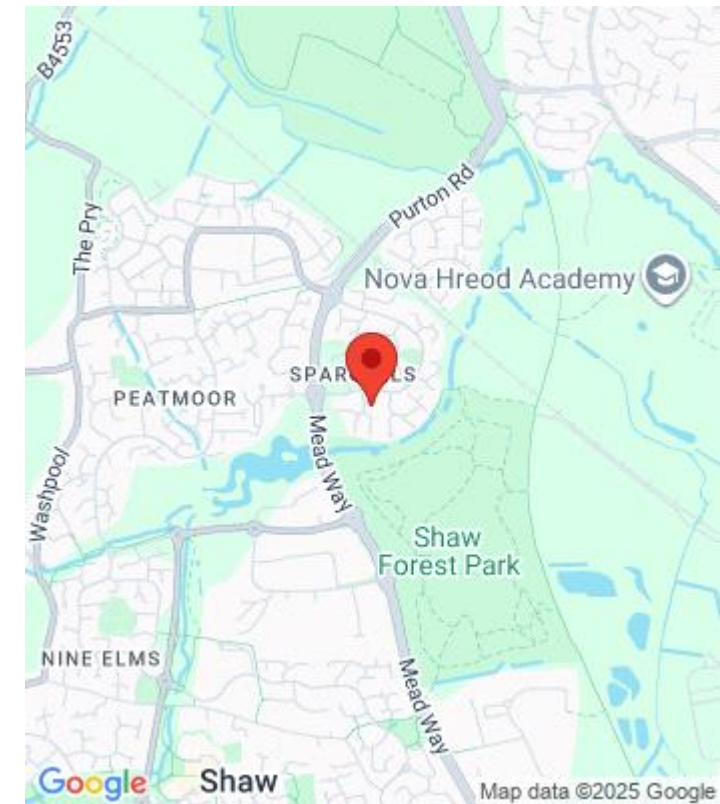
TOTAL AREA: APPROX. 58.6 SQ. METRES (631.1 SQ. FEET)

**GROUND FLOOR**  
APPROX. 29.3 SQ. METRES (115.5 SQ. FEET)



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

**FIRST FLOOR**  
APPROX. 29.3 SQ. METRES (115.5 SQ. FEET)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</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		
<b>England &amp; Wales</b>	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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