



BALMORAL CLOSE, LAWN, SWINDON

£495,000 Freehold

A very rare opportunity to purchase this lovingly presented, well maintained, versatile & DETACHED home situated along one of most desirable roads within the Lawn area of Swindon. The small, pleasant and quiet cul-de-sac road only consists of nine properties in total. Being SOLD with NO ONWARD CHAIN

*** ADVANCED VIEWING DATES: SATURDAY 6TH & WEDNESDAY 10TH SEPTEMBER 2025 ***

A very rare opportunity to purchase this lovingly presented, well maintained, versatile & DETACHED home situated along one of most desirable roads within the Lawn area of Swindon. The small, pleasant and quiet cul-de-sac road only consists of nine properties in total. This particular property offers a very large, Westerly facing, established and well tended rear garden which in turn provides a high degree of privacy. The property is offered For Sale with NO ONWARD CHAIN and is being marketed for the very first time in over 60 years. This delightful home also offers further scope for improvement/modernisation and provides extension potential to the rear aspect (S.T.P.P.). Attributes include: UPVC double glazing, gas radiator central heating, driveway parking & a garage / workshop.

To fully appreciate the true potential of this exceptional home, MILES BYRON would highly recommend confirming your appointment to VIEW AS SOON AS POSSIBLE.

Tenure: Freehold

Parking options: Driveway, Garage, Off Street

Garden details: Enclosed Garden, Front Garden, Private Garden, Rear Garden

Electricity supply: Mains

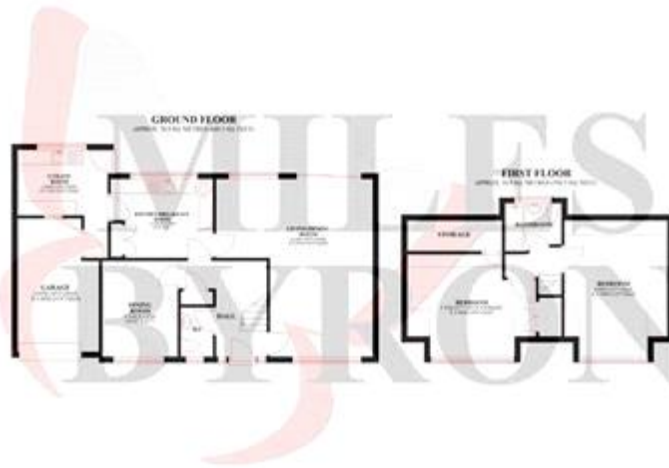
Heating: Gas Mains

Water supply: Mains

Sewerage: Mains



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TOTAL AREA: APPROX. 101.0 SQ. METRES (1080.0 SQ. FEET)



TOTAL AREA: APPROX. 115.8 SQ. METRES (1246.0 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		57	70
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.