



Burden Close, Stratton St. Margaret
£260,000

IN NEED OF UPDATING / SCOPE FOR IMPROVEMENT **** This deceptively spacious home is located

*** IN NEED OF UPDATING / SCOPE FOR IMPROVEMENT *** This deceptively spacious home is located within a popular cul-de-sac road of Statton St. Margaret.

*** CLOSE PROXIMITY TO REPUTABLE SCHOOLS *** SUPERB ACCESS TO MAJOR ROAD LINKS SUCH AS THE A419, A420, J.15 OF THE M4 MOTORWAY, THE GREAT WESTERN HOSPITAL, NORTH SWINDON - ORBITAL SHOPPING CENTRE & RETAIL PARK, GREENBRIDGE RETAIL PARK & APPROXIMATELY A C. 4 MILE COMMUTE TO THE TOWN CENTRE/OLD TOWN AND THE RAILWAY STATION.

*** NO ONWARD CHAIN *** 3 BEDROOMS *** 2 SEPARATE RECEPTION ROOMS + A CONSERVATORY *** DRIVEWAY PARKING + GARAGE ***

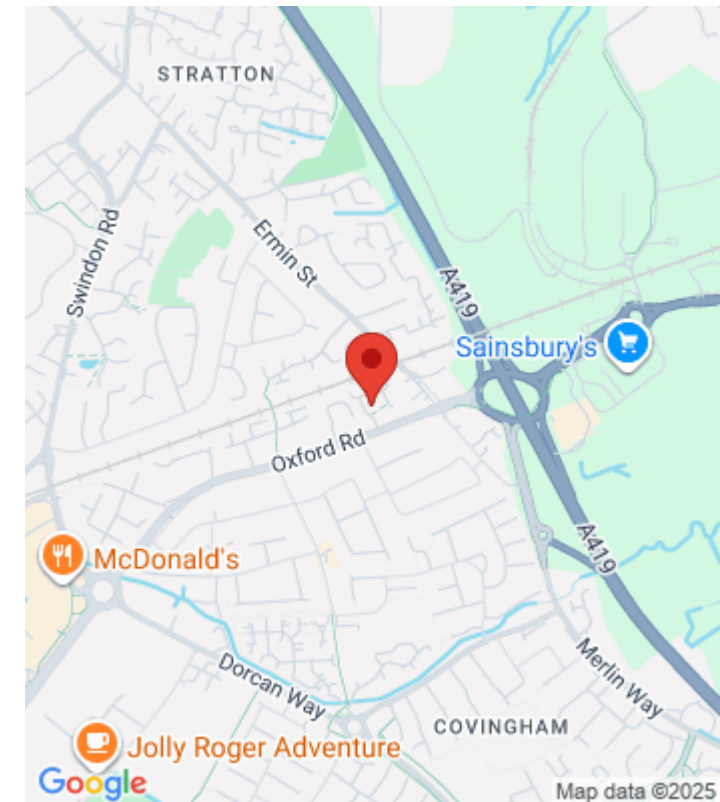
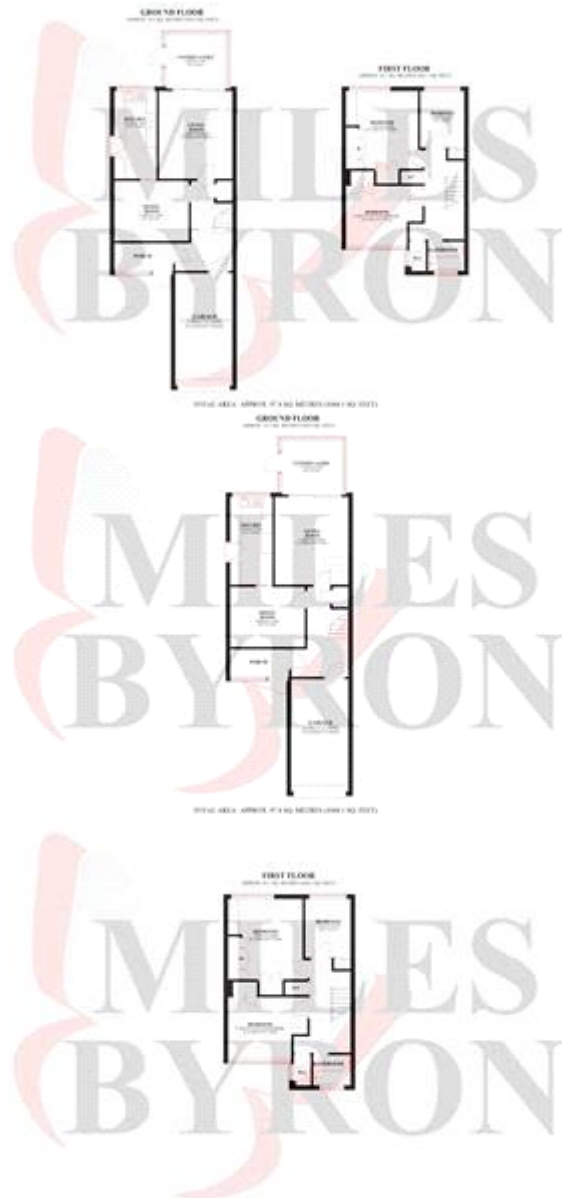
To fully appreciate the potential this property offers, please contact MILES BYRON at your earliest convenience to arrange your appointment to VIEW.

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

within a popular cul-de-sac road of Statton St. Margaret " NO ONWARD CHAIN " 3 BEDROOMS " 2 SEPARATE RECEPTION ROOMS + A CONSERVATORY * DRIVEWAY + GARAGE | 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.



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 69 | 77 |
| (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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