



Drove Road, Swindon
Offers Over £350,000

FREEHOLD * NO CHAIN * FURTHER EXTENSION POTENTIAL TO THE SIDE ASPECT * A LARGE

*** ALL VIEWING TO COMMENCE
FROM: NEXT SATURDAY: 16TH
AUGUST 2025 ***

OPEN PLAN KITCHEN/BREAKFAST/DINING ROOM + UTILITY, 3 GENEROUS SIZE BEDROOMS ****
DOWNSTAIRS CLOAKROOM / W.C. *** FIRST FLOOR BATHROOM *** REAR GARDEN , DRIVEWAY +
A GARAGE | Freehold **SOLD**

C. 1070 SQ FT / C. 99 SQ METERS OF
LIVING ACCOMMODATION (C.1200 SQ
FT / 110 SQ METERS INCLUDING THE
GARAGE MEASUREMENT)

*** TENURE: FREEHOLD *** READY
TO MOVE INTO - BEING SOLD WITH
NO ONWARD CHAIN *** FURTHER
EXTENSION
POTENTIAL TO THE SIDE ASPECT
(S.T.P.P.) *** CENTRAL/CLOSE
PROXIMITY TO AMENITIES, THE
RAILWAY STATION & QUEENS PARK
& GARDENS *** A LARGE AND
SOCIABLE OPEN PLAN
KITCHEN/BREAKFAST/DINING ROOM
+ SEPARATE UTILITY ROOM *** 3
GENEROUS SIZE BEDROOMS ***
DOWNSTAIRS CLOAKROOM / W.C. ***
FIRST FLOOR BATHROOM *** A
FULLY ENCLOSED & PRIVATE REAR
GARDEN , DRIVEWAY PARKING FOR
C. 2 - 3 VEHICLES TO THE FRONT + A
GARAGE ***

*** MILES BYRON would highly
recommended confirming your
appointment to VIEW AS SOON AS
POSSIBLE ***

Tenure: Freehold
Parking options: Driveway, Garage, 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	73
(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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