



BISHOPDALE CLOSE, NINE ELMS, SWINDON

SOLD STC

OFFERS OVER £230,000 Freehold

A MUST VIEW HOME - GREATLY IMPROVED & STYLISHLY PRESENTED BY THE CURRENT OWNER THROUGHOUT *** THE PERFECT FIRST-TIME PURCHASE *** BUILT BY MESSRS: KING HOMES *** A FULLY ENCLOSED & WESTERLY FACING REAR GARDEN *** 2 GOOD SIZE BEDROOMS *** KITCHEN/DINING ROOM, LIVING ROOM & A

*** A MUST VIEW HOME - GREATLY IMPROVED & STYLISHLY PRESENTED BY THE CURRENT OWNER THROUGHOUT *** THE PERFECT FIRST-TIME PURCHASE *** BUILT BY MESSRS: KING HOMES IN THE LATE C.1980's *** A FULLY ENCLOSED & WESTERLY FACING REAR GARDEN *** 2 GOOD SIZE BEDROOMS *** AN OPEN PLAN KITCHEN/DINING ROOM & LIVING AREA & A MODERN & STYLISH FIRST FLOOR BATHROOM (RE-FITTED IN C. 2023) *** EXTERNALLY THERE IS OFF STREET PARKING FOR C. 2 VEHICLES WHICH CAN FOUND DIRECTLY IN FRONT OF THE PROPERTY *** ATTRIBUTES INCLUDE: UPVC DOUBLE GLAZING AND GAS RADIATOR CENTRAL HEATING (THE MODERN COMBINATION BOILER (VAILLANT/CENTRAL HEATING SYSTEM WAS REPLACED & NEWLY FITTED IN C. 2022). THE LIVING ACCOMMODATION BRIEFLY COMPRISES: ENTRANCE PORCH, LIVING ROOM & AN OPEN PLAN KITCHEN/DINING ROOM. TO THE FIRST FLOOR THERE ARE TWO BEDROOMS AND A MODERN BATHROOM ***

MILES BYRON are delighted to offer For Sale this impressive END OF TERRACE home located towards the end of a popular cul-de-sac road in Nine Elms.

Conveniently located and within a short walk Shaw Forest, Peatmoor amenities such as a selection of takeaways, convenience shop, public house, Peatmoor Lagoon, hairdressers, surgery and chemist. This wonderful home also offers excellent access to local local & reputable schools, Lydiard Country Park, major road links such as the Great Western Way, the A419, A417 & JUNCTION 16 OF THE M4 MOTORWAY.

To fully appreciate this exceptional property, MILES BYRON would highly recommend confirming your appointment to VIEW AS SOON AS POSSIBLE!

Tenure: Freehold

Parking options: Driveway, Off Street

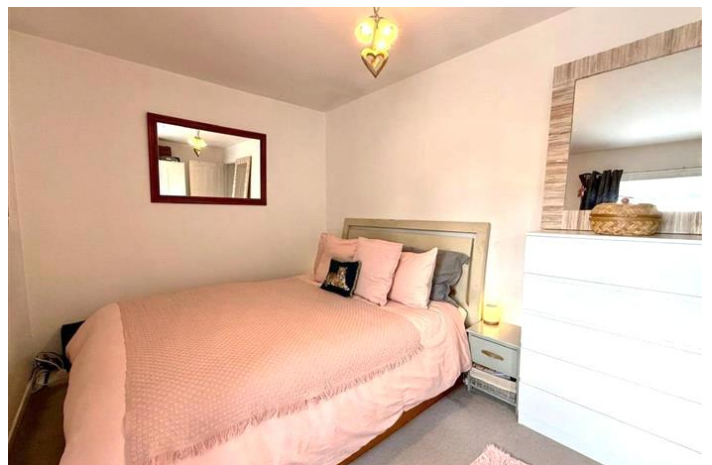
Garden details: Enclosed Garden, Rear Garden

Electricity supply: Mains

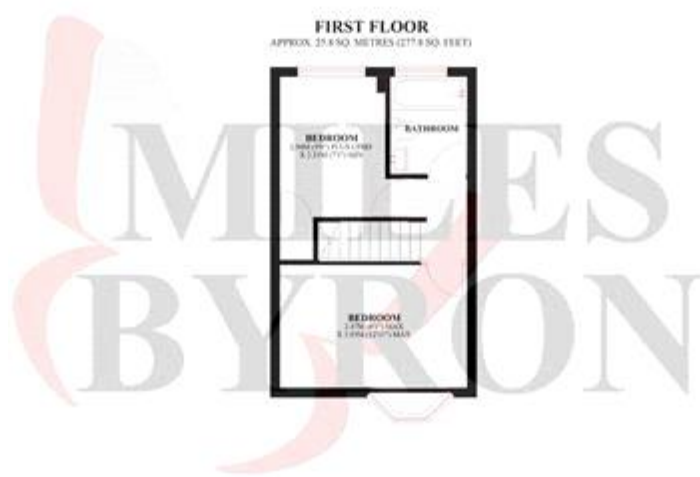
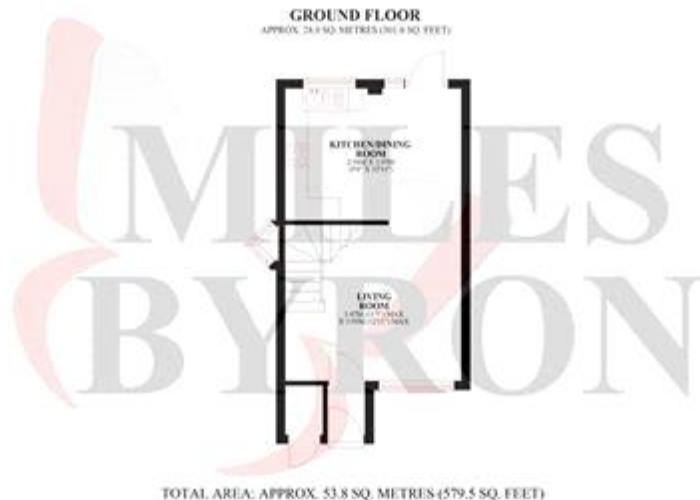
Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

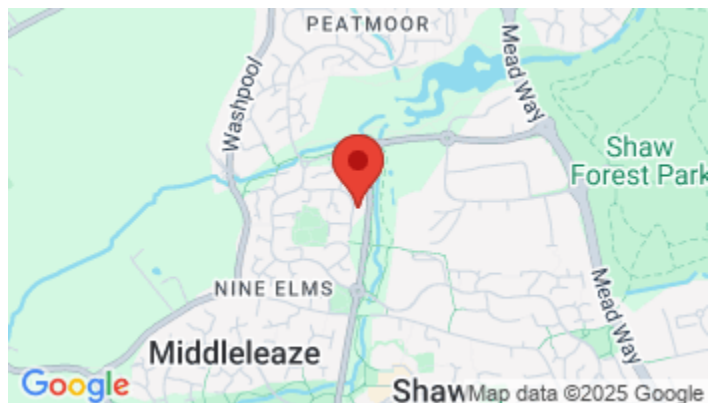


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	72	79
EU Directive 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.