



## **FARLEIGH CRESCENT, LAWN, SWINDON**

**SOLD STC**

**GUIDE PRICE £315,000** Freehold

'ON THE DOOR STEP' TO LAWN WOODS & AMENITIES  
INCLUDING A CONVENIENCE STORE & DOCTOR SURGERY  
AS WELL AS ACCESS TO REGULAR PUBLIC TRANSPORT  
\*\*\* BEING SOLD WITH NO ONWARD CHAIN! \*\*\* A FULLY  
ENCLOSED & PRIVATE REAR GARDEN \*\*\* A STYLISHLY  
PRESENTED 2 DOUBLE BEDROOM SEMI DETACHED

\*\*\* 'ON THE DOOR STEP' TO LAWN WOODS & AMENITIES INCLUDING A CONVENIENCE STORE & DOCTOR SURGERY AS WELL AS ACCESS TO REGULAR PUBLIC TRANSPORT \*\*\* BEING SOLD WITH NO ONWARD CHAIN! \*\*\* A FULLY ENCLOSED & PRIVATE REAR GARDEN \*\*\* A STYLISHLY PRESENTED 2 DOUBLE BEDROOM SEMI DETACHED BUNGALOW located along one of the most desirable roads within the Lawn area. This wonderful home provides versatile living accommodation plus boasts a driveway providing off street parking + SINGLE GARAGE. Other attributes include uPVC double glazing & gas radiator central heating. The accommodation briefly comprises: Entrance porch, entrance hallway, spacious living room, a modern shower room, an open plan kitchen/dining room + a conservatory. To fully appreciate this wonderful and loving home MILES BYRON would highly recommend confirm your appointment to VIEW AS SOON AS POSSIBLE.

Tenure: Freehold

Parking options: Driveway, Garage, Off Street

Garden details: Enclosed Garden, Front Garden, Rear Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

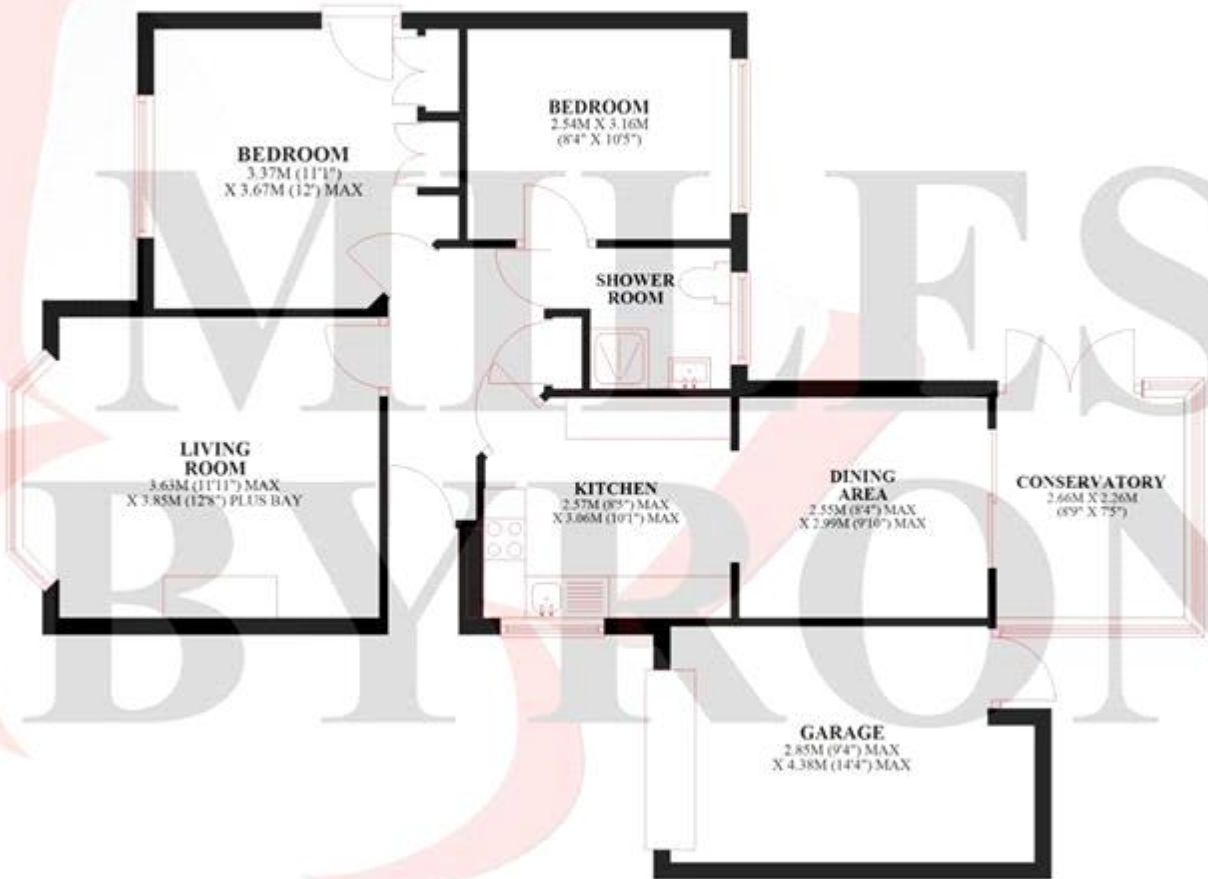




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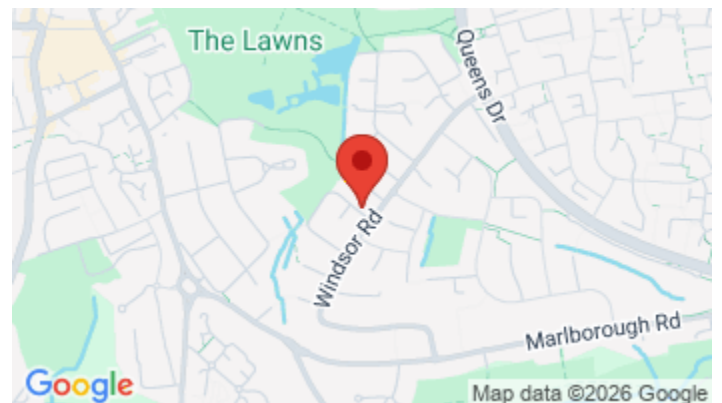


**PROPERTY LAYOUT**  
APPROX. 68.1 SQ. METRES (733.2 SQ. FEET)



**TOTAL AREA: APPROX. 68.1 SQ. METRES (733.2 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		
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/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.