



Swanbrook, Covingham, Swindon
Guide Price £310,000

SCOPE FOR IMPROVEMENT WITH FURTHER POTENTIAL ** DESIRABLE LOCATION & QUIET CUL-

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CUL-DE-SAC ROAD & RARELY
AVAILABLE POSITION *** BEING
SOLD WITH NO ONWARD CHAIN ***
EXTENDED TO THE REAR ASPECT
*** 3 BEDROOMS *** FIRST FLOOR
BATHROOM + DOWNSTAIRS W.C. ***
ACCESS INTERNALLY INTO A LARGE
GARAGE / WORKSHOP + DRIVEWAY
PARKING TO THE FRONT ***

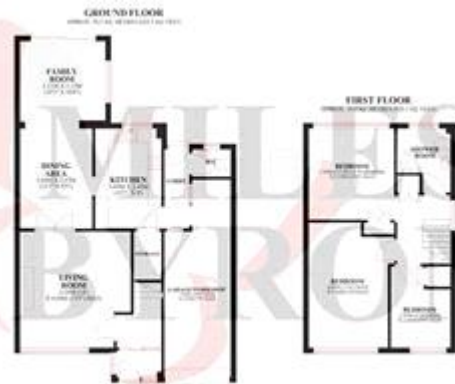
This delightful property offers excellent
access to amenities such as
Greenbridge Retail Park, North
Swindon Orbital Retail Park &
Shopping Centre. In addition, the
property also provides excellent
access to reputable schooling, major
road links such as the A420, A419,
A417, Junction 15 Of The Motorway &
the Great Western Hospital.

Tenure: Freehold
Garden details: Enclosed Garden,
Rear Garden
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains

DE-SAC ROAD ***** BEING SOLD WITH NO ONWARD CHAIN ***** EXTENDED TO THE REAR ASPECT *****
3 BEDROOMS *** FIRST FLOOR BATHROOM + DOWNSTAIRS W.C. *** LARGE GARAGE/WORKSHOP
+ DRIVEWAY. | Freehold **SOLD STC**



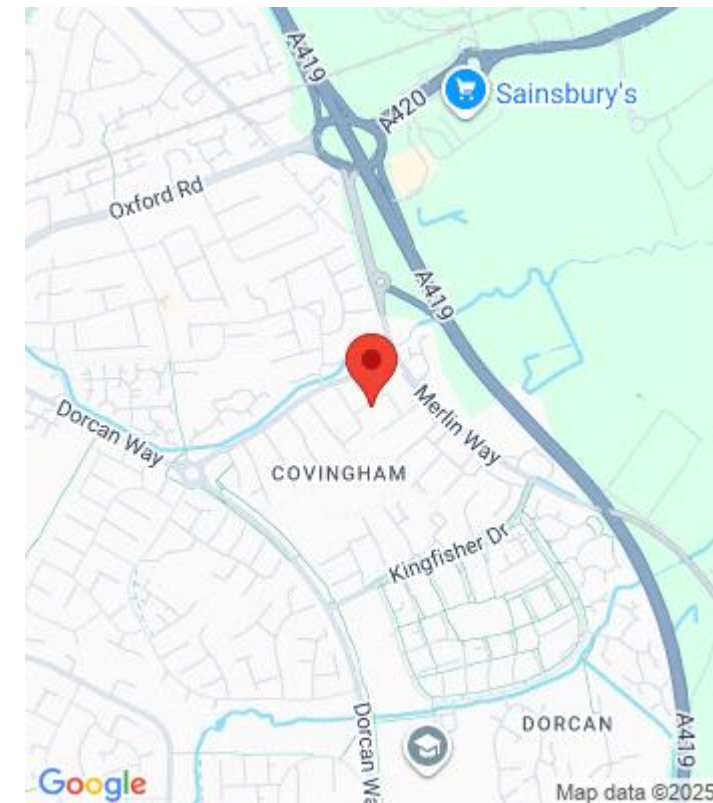
Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, 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.



TOTAL AREA: APPROX. 100.0 SQ. METRES (1043.5 SQ. FEET)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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.



Viewing by appointment only
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