



Mildmay Close, Grange Park, Swindon
£475,000

NO CHAIN * 4 GOOD SIZE BEDROOMS + EN-SUITE BATHROOM TO THE MAIN BEDROOM *** A

*** 1562 SQ FT / 145 SQ METERS OF LIVING SPACE ***

*** BEING SOLD FREE OF CHAIN *** 4 GENEROUS SIZE BEDROOMS + EN-SUITE BATHROOM TO THE MAIN BEDROOM *** A DETACHED & EXTENDED FAMILY HOME *** BLOCK PAVED DRIVEWAY PROVIDING OFF STREET PARKING FOR C. 3-4 VEHICLES + SINGLE GARAGE *** HEAD OF CUL-DE-SAC POSITION ***

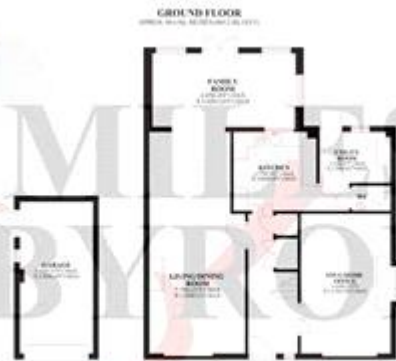
*** THE PERFECT HOME WHICH IS SITUATED ‘WITHIN A STONES THROW’ TO LYDIARD COUNTRY PARK * READY TO MOVE INTO - CLOSE PROXIMITY TO AMENITIES * SUPERB ACCESS TO BOTH PRIMARY & SECONDARY SCHOOLS, & MAJOR ROAD LINKS SUCH AS THE GREAT WESTERN WAY & JUNCTION 16 OF THE M4 MOTORWAY * MILES BYRON are delighted to offer For Sale this well presented property located within West Swindon. The accommodation briefly comprises: Entrance hall, snug/home office, kitchen, separate utility room, cloakroom/W.C., a spacious open plan living/dining room & family room. Externally there is a fully enclosed, private and professionally landscaped rear garden with gate providing rear access. To fully appreciate this exceptional home, a viewing is highly recommended by MILES BYRON.

Council Tax Band: D (Swindon Borough Council)
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

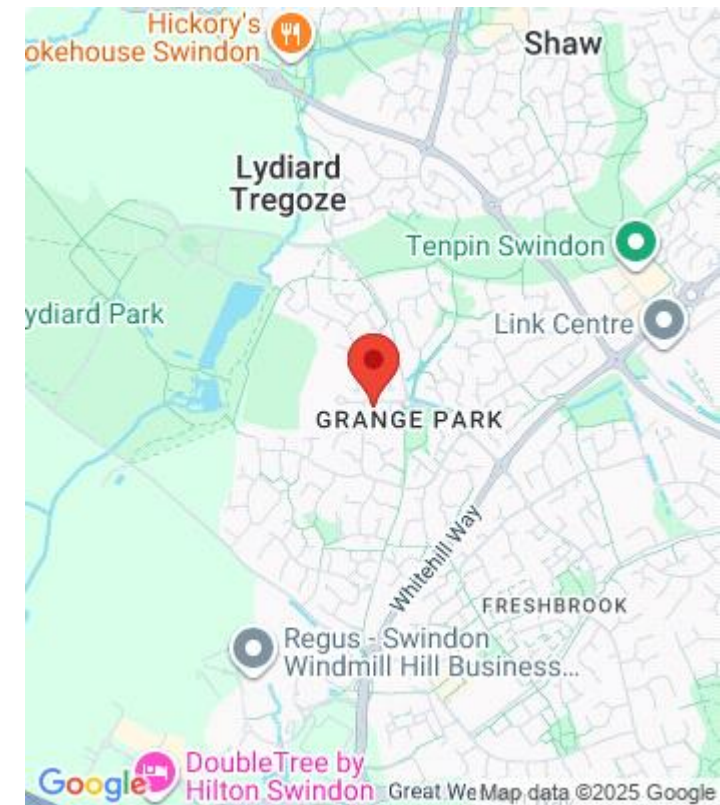
DETACHED & EXTENDED HOME ~ BLOCK PAVED DRIVEWAY PROVIDING OFF STREET PARKING FOR C. 3-4 VEHICLES + SINGLE GARAGE * SITUATED WITHIN A ‘STONES THROW’ TO LYDIARD COUNTRY PARK | Freehold **SOLD STC**



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. 140 SQ METRES (1500 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.



Viewing by appointment only
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