



FERNDALE ROAD, SWINDON

SOLD STC

OFFERS OVER £275,000 Freehold

*** THE PERFECT FAMILY SIZED HOME *** 3 BEDROOMS + AN ADDITIONAL LOFT SPACE / POTENTIAL/UNOFFICIAL 4TH BEDROOM/HOBBIES AREA *** A SUBSTANTIAL IN SIZE GARAGE / WORKSHOP, SOUTH FACING REAR GARDEN *** CLOSE PROXIMITY TO THE TOWN CENTRE, LOCAL COLLEGE, REPUTABLE PRIMARY SCHOOLS & THE RAILWAY STATION

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MILES BYRON are delighted to offer For Sale this deceptively spacious, EXTENDED & stylishly presented bay front, terrace home located along Ferndale Road in Swindon (centrally located between Gorse Hill & Cheney Manor Road).

The deceptively spacious and stylishly presented living accommodation briefly comprises: Entrance hall, an open plan living/family room & kitchen/dining room. To the first floor there are three bedrooms and a spacious bathroom. To the second floor there is an additional loft space which could be used as a potential 4th bedroom. Externally there is a fully enclosed SOUTH FACING rear garden with access to a large GARAGE/WORKSHOP measuring C. 24ft x 16ft. To fully appreciate this delightful home, MILES BYRON would highly recommend confirming your appointment to VIEW AS SOON AS POSSIBLE.

Tenure: Freehold

Parking options: Garage, Off Street

Garden details: Enclosed Garden, Rear Garden

Electricity supply: Mains

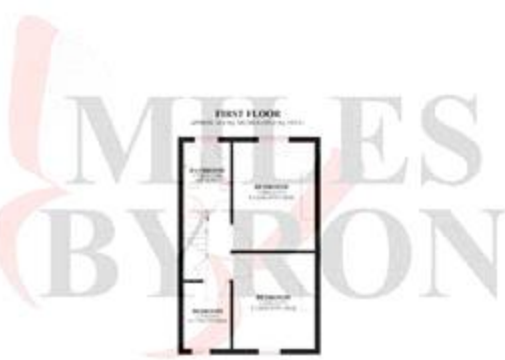
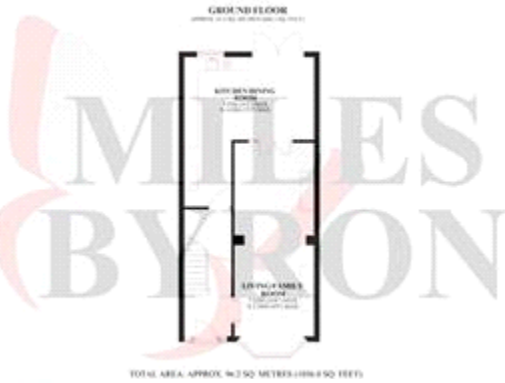
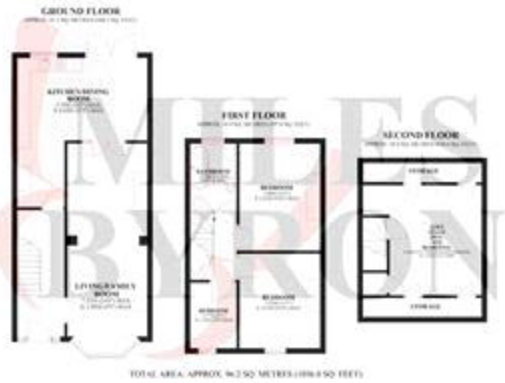
Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

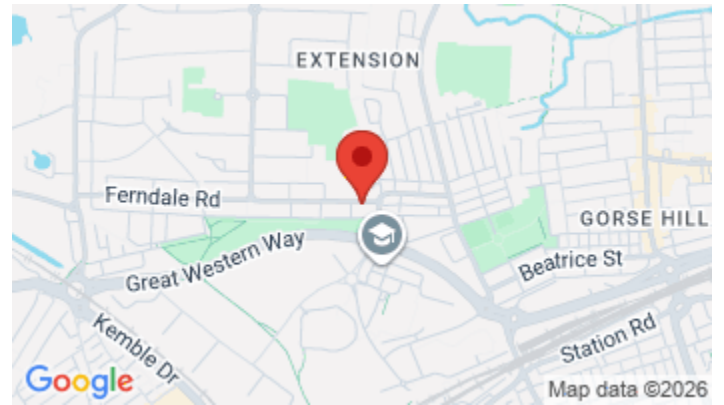


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	69	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 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.