



**RADCOT CLOSE, NINE ELMS, SWINDON**  
**OFFERS OVER £190,000** Freehold

**SOLD**

\*\*\* THE PERFECT FIRST-TIME / INVESTMENT PURCHASE  
\*\*\* BUILT BY MESSRS: HANNICK HOMES \*\*\* A SOUTH  
FACING, FULLY ENCLOSED & PRIVATE REAR GARDEN \*\*\*  
2 GOOD SIZE BEDROOMS \*\*\* KITCHEN + A FIRST FLOOR  
BATHROOM \*\*\* EXTERNALLY THERE IS ONE ALLOCATED  
PARKING SPACE (DIRECTLY IN FRONT OF THE  
PROPERTY).

\*\*\* BEING SOLD WITH NO ONWARD CHAIN \*\*\* THE PERFECT FIRST-TIME / INVESTMENT PURCHASE \*\*\* BUILT BY MESSRS:  
HANNICK HOMES \*\*\*

\*\*\* PRICED COMPETITIVELY AS REQUIRES UPDATING/MODERNISATION THROUGHOUT \*\*\*

A SOUTH FACING, FULLY ENCLOSED & PRIVATE REAR GARDEN \*\*\* 2 GOOD SIZE BEDROOMS \*\*\* KITCHEN + A FIRST FLOOR  
BATHROOM \*\*\* EXTERNALLY THERE IS ONE ALLOCATED PARKING SPACE (DIRECTLY IN FRONT OF THE PROPERTY).

MILES BYRON are delighted to offer For Sale this deceptively spacious TERRACED home located within a small cul-de-sac road of  
Nine Elms

Location: Conveniently located and within a short walk Shaw Forest, Peatmoor amenities such as a selection of takeaways, a large  
Chinese buffet restaurant, convenience shop, public house, Peatmoor Lagoon, hairdressers, doctors surgery and a chemist. This  
wonderful home also offers excellent access to major road links such as the Great Western Way, the A419, A417 & JUNCTION 16  
OF THE M4 MOTORWAY.

Tenure: Freehold

Parking options: Off Street

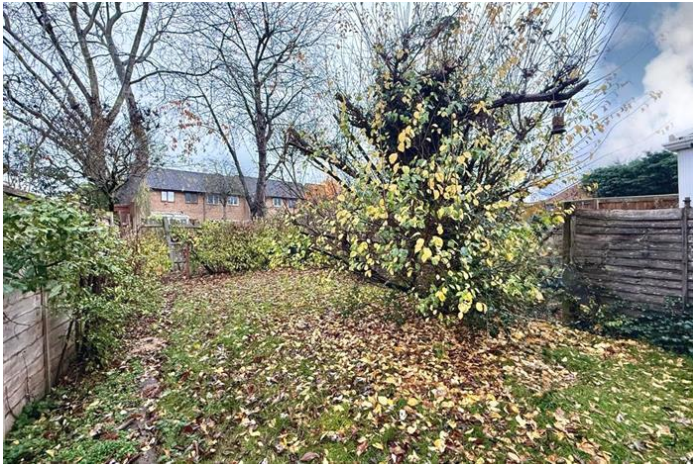
Garden details: Enclosed Garden, Rear Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains



**RADCOT CLOSE, NINE ELMS, SWINDON**  
**OFFERS OVER £190,000** Freehold

**GROUND FLOOR**

APPROX. 29.3 SQ. METRES (315.5 SQ. FEET)



**FIRST FLOOR**

APPROX. 29.3 SQ. METRES (315.5 SQ. FEET)



TOTAL AREA: APPROX. 58.6 SQ. METRES (631.1 SQ. FEET)

**GROUND FLOOR**

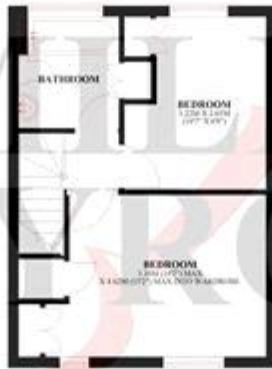
APPROX. 29.3 SQ. METRES (315.5 SQ. FEET)



TOTAL AREA: APPROX. 58.6 SQ. METRES (631.1 SQ. FEET)

**FIRST FLOOR**

APPROX. 29.3 SQ. METRES (315.5 SQ. FEET)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>			
EU Directive 2002/91/EC			
		<b>69</b>	<b>81</b>

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.