



## **CLITCHBURY CLOSE, COATE, SWINDON**

**SOLD STC**

**£325,000** Freehold

BUILT BY MESSRS: PERSIMMON HOMES IN C. 2018 \*\*\*  
BEING SOLD WITH NO ONWARD CHAIN \*\*\* SOUGHT  
AFTER EAST SWINDON LOCATION \*\*\* CORNER PLOT  
POSITION WITHIN A SMALL CUL-DE-SAC ROAD \*\*\* CLOSE  
PROXIMITY TO MAJOR ROAD LINKS SUCH AS J.15 OF THE  
M4 MOTORWAY & THE GREAT WESTERN HOSPITAL \*\*\*

\*\*\* IN EXCESS OF 900 SQ FT / 84 SQ METERS OF LIVING SPACE \*\*\* BUILT BY MESSRS: PERSIMMON HOMES IN C. 2018 \*\*\*  
BEING SOLD WITH NO ONWARD CHAIN \*\*\* SOUGHT AFTER EAST SWINDON LOCATION \*\*\* CORNER PLOT POSITION WITHIN A  
SMALL CUL-DE-SAC ROAD \*\*\* CLOSE PROXIMITY TO MAJOR ROAD LINKS SUCH AS J.15 OF THE M4 MOTORWAY & THE GREAT  
WESTERN HOSPITAL \*\*\* DRIVEWAY PARKING + SINGLE GARAGE \*\*\* A FULLY ENCLOSED REAR GARDEN BOASTING A  
WESTERLY FACING ASPECT \*\*\* 3 GENEROUS SIZE BEDROOMS WITH AN EN-SUITE SHOWER ROOM TO THE MAIN BEDROOM  
\*\*\* LIVING ROOM, AN OPEN PLAN KITCHEN/DINING ROOM + A SEPARATE UTILITY ROOM \*\*\* A GROUND FLOOR CLOAKROOM /  
W.C & A FIRST FLOOR BATHROOM \*\*\*

\*\*\* TO FULLY APPRECIATE THIS SUPERB FAMILY HOME, MILES BYRON WOULD HIGHLY RECOMMEND CONFIRMING YOUR  
APPOINTMENT TO VIEW AS SOON AS POSSIBLE \*\*\*

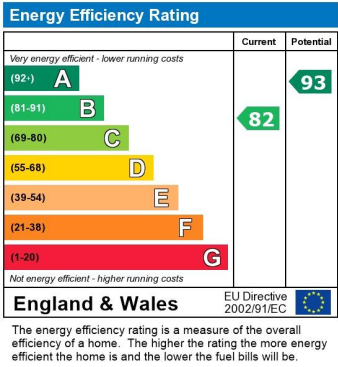
Council Tax Band: E (Swindon Borough Council)  
Tenure: Freehold  
Parking options: Driveway, Garage, Off Street  
Garden details: Enclosed Garden, Rear Garden  
Electricity supply: Mains  
Heating: Gas Mains  
Water supply: Mains  
Sewerage: Mains





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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.