



## **WORSLEY ROAD, FRESHBROOK, SWINDON SOLD** **OFFERS OVER £280,000** Freehold

THE PERFECT FIRST-TIME / FAMILY HOME \*\*\* Being SOLD  
with NO ONWARD CHAIN \*\*\* 4 BEDROOMS \*\*\* 2 SEPARATE  
RECEPTION ROOMS \*\*\* GROUND FLOOR SHOWER  
FACILITY/W.C. \*\*\* FIRST FLOOR BATHROOM WITH  
SEPARATE SHOWER ENCLOSURE \*\*\* DRIVEWAY  
PARKING \*\*\* DRIVEWAY PARKING \*\*\* VERSATILE LIVING  
ACCOMMODATION

\*\*\* IN EXCESS OF 1000 SQ FT / 99 SQ METERS OF LIVING ACCOMMODATION \*\*\* THE PERFECT FIRST-TIME / FAMILY HOME \*\*\*  
Being SOLD with NO ONWARD CHAIN \*\*\* 4 BEDROOMS \*\*\* 2 SEPARATE RECEPTION ROOMS \*\*\* GROUND FLOOR SHOWER  
FACILITY/W.C. \*\*\* FIRST FLOOR BATHROOM WITH SEPARATE SHOWER ENCLOSURE \*\*\* EXTERNALLY THERE IS A BLOCK  
PAVED DRIVEWAY PROVIDING OFF ROAD PARKING FOR C. 2 VEHICLES & A FULLY ENCLOSED REAR GARDEN \*\*\* VERSATILE  
LIVING ACCOMMODATION \*\*\* CLOSE PROXIMITY TO AMENITIES, SCHOOLING & EXCELLENT ACCESS TO MAJOR ROAD LINKS  
SUCH AS THE GREAT WESTERN WAY, C.4 MILES AWAY FROM THE TOWN CENTRE/OLD TOWN/THE RAILWAY STATION &  
JUNCTION 16 OF THE M4 MOTORWAY \*\*\*

\*\*\* TO FULLY APPRECIATE THIS WONDERFUL HOME, WE WOULD HIGHLY RECOMMEND CONFIRMING YOUR APPOINTMENT  
TO VIEW AS SOON AS POSSIBLE \*\*\*

Council Tax Band: C (Swindon Borough Council)

Tenure: Freehold

Parking options: Driveway, Off Street

Garden details: Enclosed Garden, Rear Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

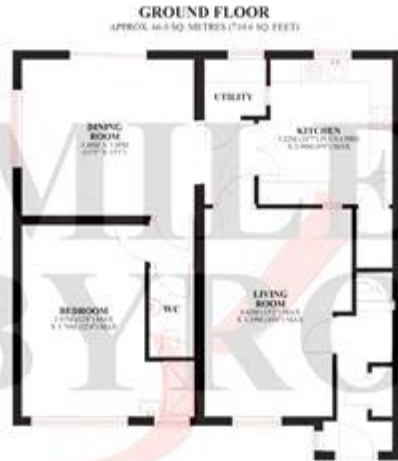
Sewerage: Mains



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TOTAL AREA: APPROX. 99.3 SQ. METRES (1068.5 SQ. FEET)



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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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		72	83

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.