



**Carshalton Road, Park South, Swindon**  
**£290,000**

CORNER PLOT POSITION \*\* AN IMPRESSIVE & EXTENDED 3 BEDROOM END OF TERRACE HOME

A GENEROUS IN SIZE CORNER PLOT POSITION \*\*\* AN IMPRESSIVE & EXTENDED 3 BEDROOM END OF TERRACE HOME (STANDARD BRICK CONSTRUCTION). BEING SOLD WITH NO ONWARD CHAIN! \*\*\* ATTRIBUTES INCLUDE: A SPACIOUS & SOCIABLE 'OPEN PLAN' KITCHEN/BREAKFAST/DINING ROOM, DOWNSTAIRS CLOAKROOM/W.C. TO THE FIRST FLOOR THERE ARE 3 BEDROOMS (2 DOUBLES A 1 SINGLE) + A MODERN & PROFESSIONALLY REFITTED SHOWER / WET ROOM. EXTERNALLY THERE ARE FRONT, SIDE & REAR GARDENS + A GARAGE & A SINGLE GARAGE \*\*\*

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

This delightful property offers excellent access to amenities such as Greenbridge Retail Park and is located within close proximity to Coate Water Country Park. In addition, the property also provides excellent access to major road links such as the A420, A419, A417, Junction 15 Of The Motorway & the Great Western Hospital.

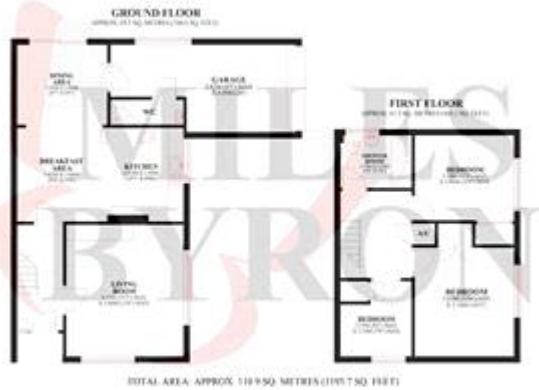
Council Tax Band: B (Swindon Borough Council)  
Tenure: Freehold  
Parking options: Driveway, Garage, Off Street  
Garden details: Enclosed Garden, Rear Garden  
Electricity supply: Mains  
Heating: Gas Mains  
Water supply: Mains  
Sewerage: Mains

(STANDARD BRICK CONSTRUCTION). BEING SOLD WITH NO ONWARD CHAIN! \*\*\* ATTRIBUTES INCLUDE: A SPACIOUS & SOCIABLE 'OPEN PLAN' KITCHEN/BREAKFAST/DINING ROOM, W.C., GARAGE & DRIVEWAY | 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.



| Energy Efficiency Rating   |   | Current                 | Potential |
|--|---|-------------------------|-----------|
| Very energy efficient - lower running costs  |   |                         |           |
| (92-)  | A |                         |           |
| (81-91)  | B |                         |           |
| (69-80)  | C |                         |           |
| (55-68)  | D | 68                      | 74        |
| (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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