



Quince Avenue, Wichelstowe
Offers Over £350,000

*** A MUST VIEW HOME *** BUILT BY MESSRS: DAVID WILSON HOMES IN C. 2023 *** MILES BYRON are delighted to offer For Sale this stylishly presented and deceptively spacious semi detached home located within the Wichenstowe residential area of Swindon. Attributes include: driveway parking for c.2 vehicles, a fully enclosed WESTERLY FACING rear garden, 3 bedrooms, en-suite shower room & family bathroom. To the ground floor there is a generous in size living room, spacious open plan kitchen/dining room and a cloakroom / W.C. This exceptional property is conveniently located within close proximity to amenities, major road links and reputable schools. ***

APPROXIMATELY 7 YEARS

REMAINING OF THE N.H.B.C.

WARRANTY ***

residential area of Swindon. Attributes include: driveway parking for c.2 vehicles & a fully enclosed
WESTERLY FACING rear garden | Freehold

Council Tax Band: D (Swindon Borough Council)

Tenure: Freehold

Parking options: Driveway, EV Charging, Off Street

Garden details: Enclosed Garden, Rear Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

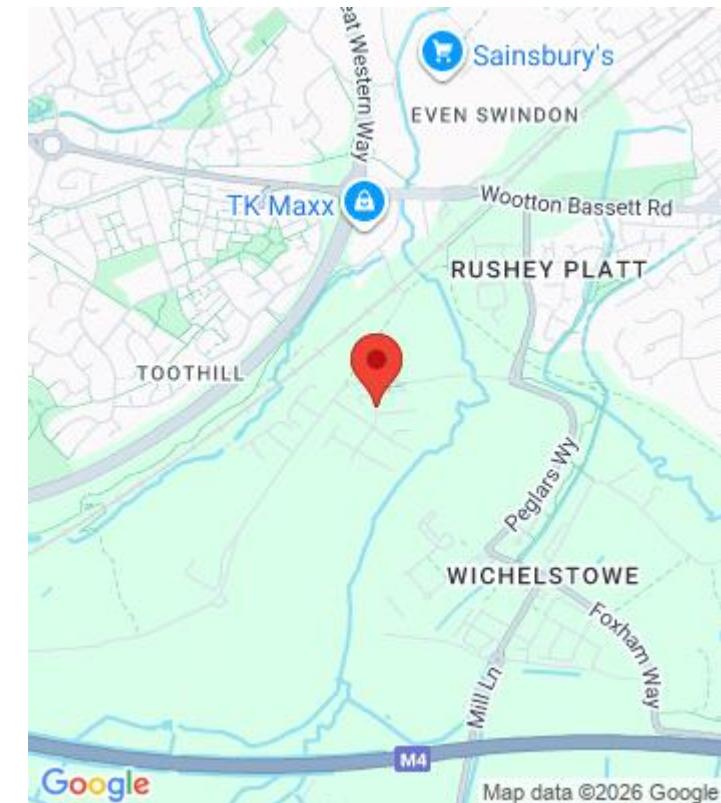
Sewerage: Mains



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.

THE ASHBURY

THREE BEDROOM HOME



| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|---|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-1) | A | | 96 |
| (81-91) | B | 84 | |
| (69-80) | C | | |
| (55-68) | D | | |
| (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.