



Quince Avenue, Wichelstowe
Offers Over £350,000

deceptively spacious 3 BEDROOM + EN-SUITE semi detached home located within the Wichelstowe

*** 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 Wichelstowe 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

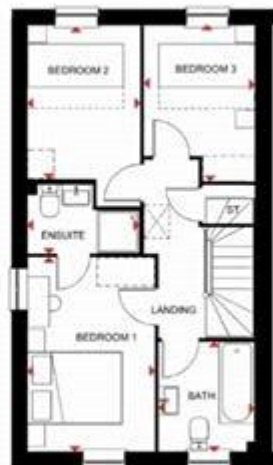
Key

B Boiler	f/f Fridge/freezer space	d/w Dishwasher space
ST Store	w/m Washing machine space	+ Dimension location



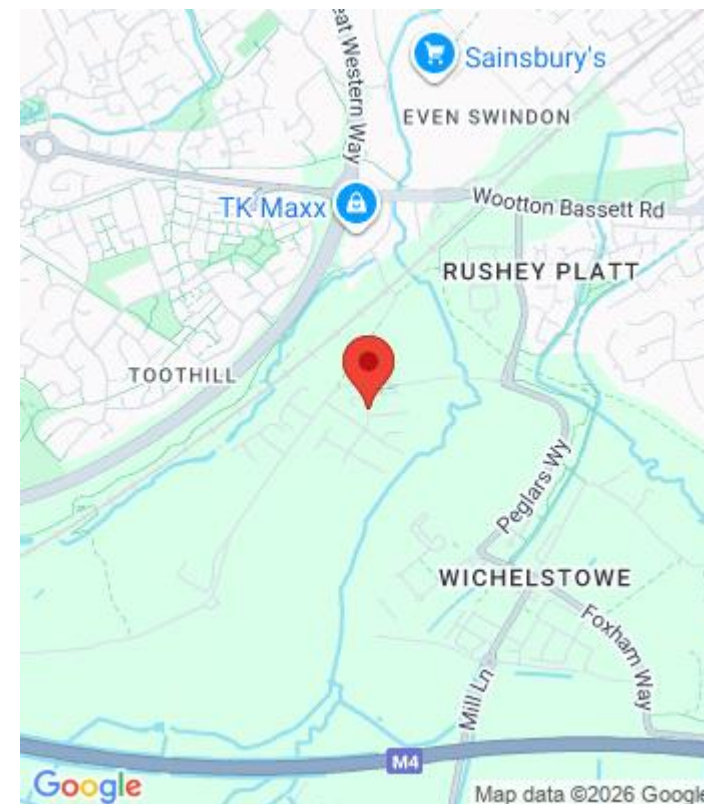
Ground Floor
Lounge
Kitchen/Dining
WC
Hall
Lobby

4604 x 4212 mm	15'1" x 13'10"
4750 x 3310 mm	15'7" x 10'10"
1561 x 1054 mm	5'1" x 3'5"
1397 x 1300 mm	4'7" x 4'3"
1143 x 907 mm	3'9" x 3'0"



First Floor
Bedroom 1
Bedroom 2
Bedroom 3
Bathroom
En-suite

2652 x 4054 mm	8'8" x 13'4"
2345 x 3213 mm	7'8" x 10'6"
2306 x 3260 mm	7'7" x 10'8"
1999 x 2284 mm	6'7" x 7'6"
2545 x 1425 mm	7'8" x 4'8"



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	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.



Viewing by appointment only
MILES BYRON Real Estate
MILES BYRON Real Estate, 105 Victoria Road, Old Town, Swindon, Wiltshire. SN1 3BD
Tel: 01793 200 160 Email: richard@milesbyron.com Website: www.milesbyron.com