



**Quince Avenue, Wichelstowe**  
**Offers Over £350,000**

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

\*\*\* BEING SOLD WITH NO ONWARD CHAIN \*\*\*

\*\*\* 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 \*\*\*

\*\*\* PLEASE NOTE: There is an estate/management charge of approximately £220.00 per annum which is payable \*\*\*

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

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

# THE ASHBURY

THREE BEDROOM HOME

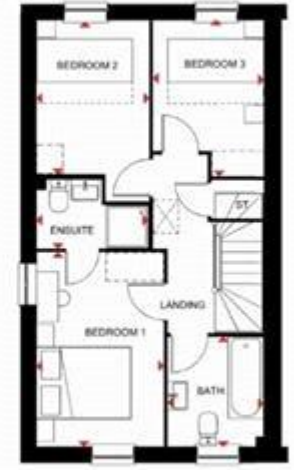
**Key**

Boler	Fridge/freezer space	Dishwasher space
Store	Washing machine space	Dimension location



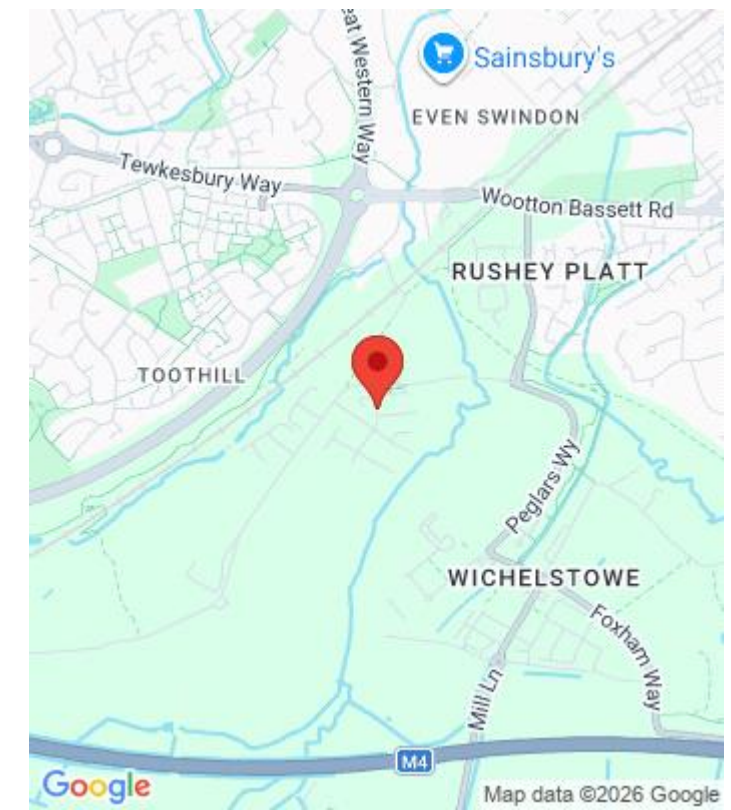
**Ground floor**

Lounge	4604 x 4212 mm	15'1" x 13'10"
Kitchen/Dining	4750 x 3310 mm	15'7" x 10'10"
WC	1561 x 1054 mm	5'1" x 3'5"
Hall	1397 x 1300 mm	4'7" x 4'3"
Lobby	1143 x 907 mm	3'9" x 3'0"



**First floor**

Bedroom 1	2652 x 4054 mm	8'8" x 13'4"
Bedroom 2	2345 x 3213 mm	7'8" x 10'6"
Bedroom 3	2306 x 3260 mm	7'7" x 10'8"
Bathroom	1999 x 2284 mm	6'7" x 7'6"
En-suite	2545 x 1425 mm	7'8" x 4'8"



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		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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