



**WIGMORE AVENUE, LAWN, SWINDON** **SOLD STC**

**GUIDE PRICE £375,000** Freehold

SOUGHT AFTER LOCATION \*\*\* A 'STONES THROW' TO  
LAWN WOODS, AMENITIES & THE DOCTORS SURGERY \*\*\*  
3 BEDROOMS & BATHROOM TO THE FIRST FLOOR \*\*\* AN  
OPEN PLAN & SOCIABLE LIVING WITH  
KITCHEN/BREAKFAST SPACE TO THE GROUND FLOOR \*\*\*  
A FULLY ENCLOSED & SOUTH WESTERLY FACING REAR  
GARDEN, DRIVEWAY & GARAGE

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LOCATION: Superb access to major road links such as J.15 of the M4 Motorway & the Great Western Hospital. In addition the position of this property provides excellent access to regular public transport and reputable schools which can be found within a short walk away.

Council Tax Band: D (Swindon Borough Council)

Tenure: Freehold

Parking options: Driveway, Garage, Off Street

Garden details: Enclosed Garden, Rear Garden

Electricity supply: Mains

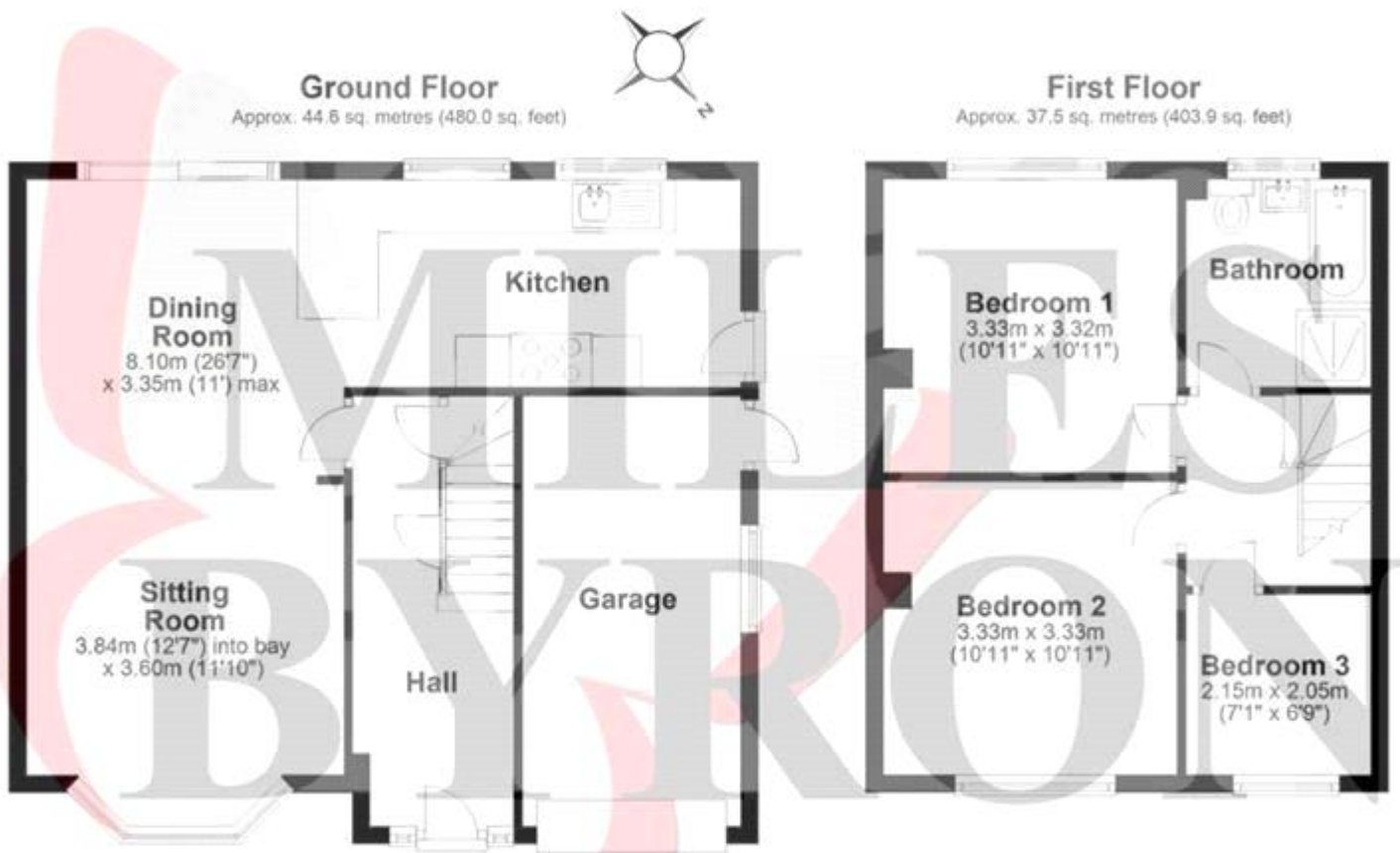
Heating: Gas Mains

Water supply: Mains

Sewerage: Mains



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Total area: approx. 82.1 sq. metres (883.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>71</b>	<b>77</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.



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.