



**Chalford Avenue, Nythe, Swindon**  
**Guide Price £325,000**

SOUGHT AFTER LOCATION \*\*\* 3 GENEROUS SIZE BEDROOMS + BATHROOM TO THE FIRST

\*\*\* SOUGHT AFTER EAST SWINDON  
LOCATION \*\*\* 3 GENEROUS SIZE  
BEDROOMS + BATHROOM TO THE  
FIRST FLOOR \*\*\* LIVING ROOM &  
DINING ROOM \*\*\* KITCHEN +  
SEPARATE UTILITY / W.C. \*\*\* A GOOD  
SIZE & FULLY ENCLOSED REAR  
GARDEN BOASTING A SOUTH,  
WESTERLY ASPECT, DRIVEWAY  
PARKING & GARAGE \*\*\*

FLOOR \*\*\*\* LIVING ROOM & DINING ROOM \*\*\*\* KITCHEN + SEPARATE UTILITY / W.C. \*\*\*\* A GOOD  
SIZE & FULLY ENCLOSED REAR GARDEN BOASTING A SOUTH, WESTERLY ASPECT, DRIVEWAY  
PARKING & GARAGE | Freehold

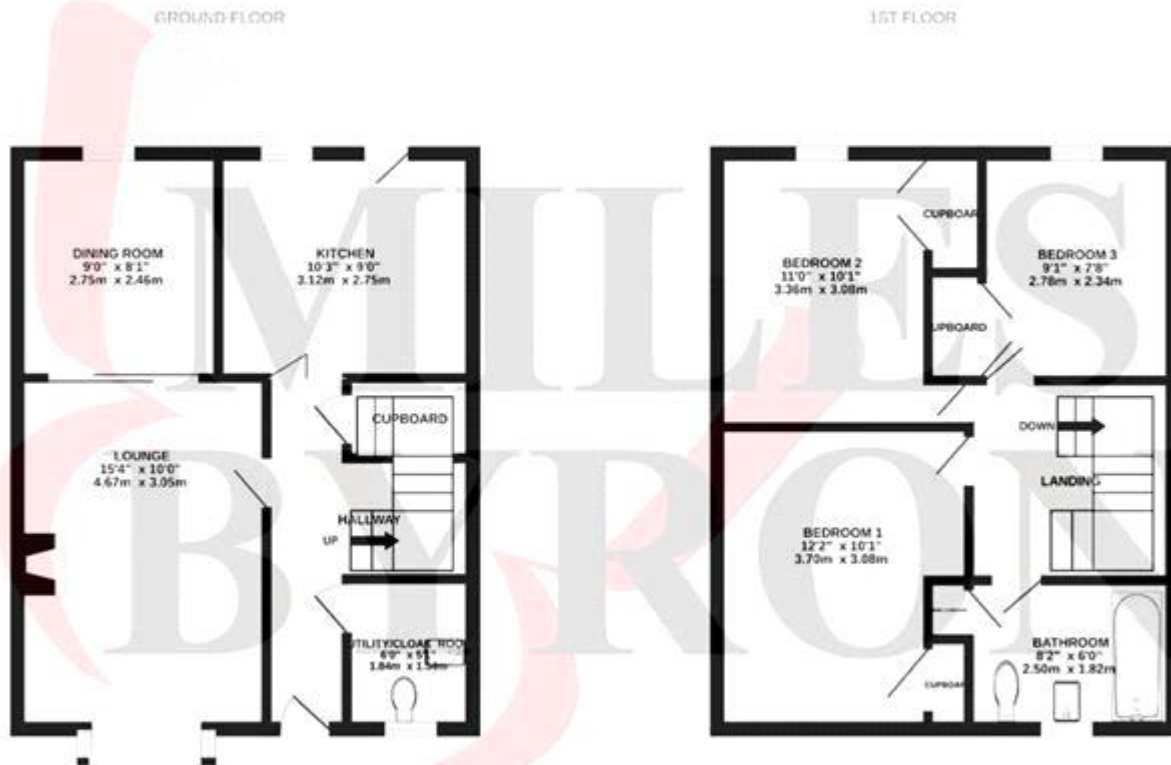
LOCATION: This delightful property  
offers excellent access to amenities  
such as Greenbridge Retail Park,  
North Swindon Orbital Retail Park &  
Shopping Centre. In addition, the  
property also provides excellent  
access to reputable primary &  
secondary schools, major road links  
such as the A420, A419, A417,  
Junction 15 Of The Motorway & the  
Great Western Hospital.

Council Tax Band: C (Swindon  
Borough Council)  
Tenure: Freehold  
Parking options: Driveway, Garage, Off  
Street  
Garden details: Enclosed Garden,  
Front 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		89
(69-80) <b>C</b>	74	
(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		
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.