



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 **SOLD STC**

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

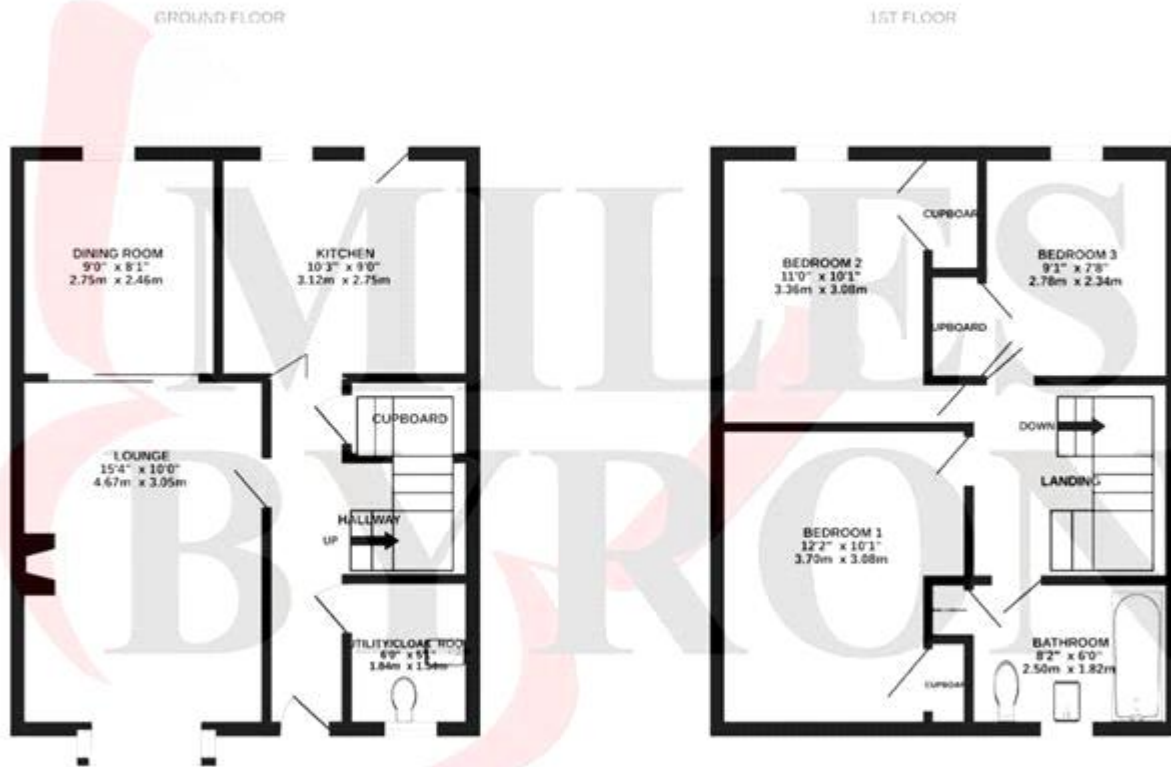
Heating: Gas Mains

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-)	A		
(81-91)	B		89
(69-80)	C	74	
(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
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