



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

**MILES  
BYRON**

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

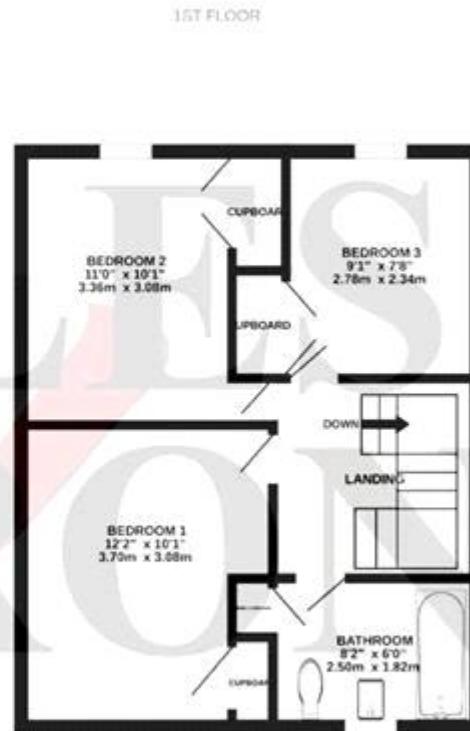
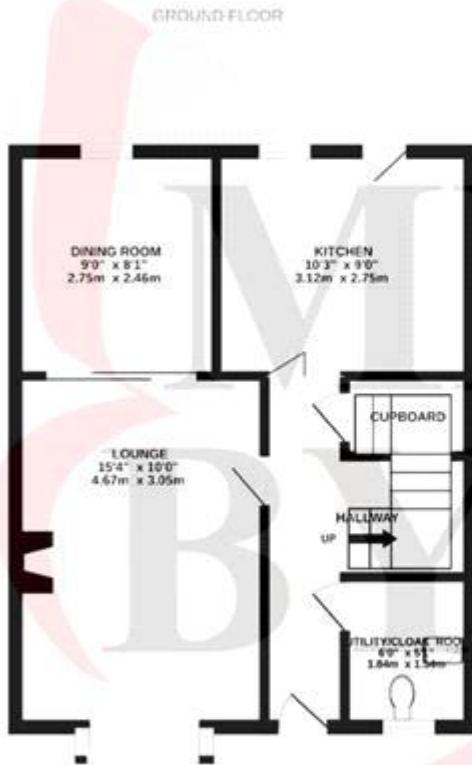
Heating: Gas Mains

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			
(92-1)	A		89
(81-91)	B		74
(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.