



REDHILLS, BROAD TOWN

SOLD

GUIDE PRICE £290,000 Freehold

NO ONWARD CHAIN *** DESIRABLE VILLAGE LOCATION
*** FAR REACHING COUNTRYSIDE VIEWS FROM THE
FIRST FLOOR *** DOWNSTAIRS W.C + A FIRST FLOOR
BATHROOM *** A GENEROUS IN SIZE, SOUTH WESTERLY
FACING REAR GARDEN WHICH BOASTS A HIGH LEVEL OF
PRIVACY *** DRIVEWAY PARKING FOR C. 2-3 VEHICLES

*** ADVANCED VIEWING DATES: SATURDAY 21ST & 28TH FEBRUARY ***

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MILES BYRON are delighted to offer For Sale a modern built & DETACHED home located within a small cul-de-sac road in Broad Town. Centrally located between the popular village of Wroughton and the desirable town of Royal Wootton Bassett.

To fully appreciate this wonderful first time property, MILES BYRON would highly recommend confirming your appointment to VIEW AS SOON AS POSSIBLE.

Council Tax Band: C (Swindon Borough Council)

Tenure: Freehold

Parking options: Driveway, Off Street

Garden details: Enclosed Garden, Rear Garden

Electricity supply: Mains

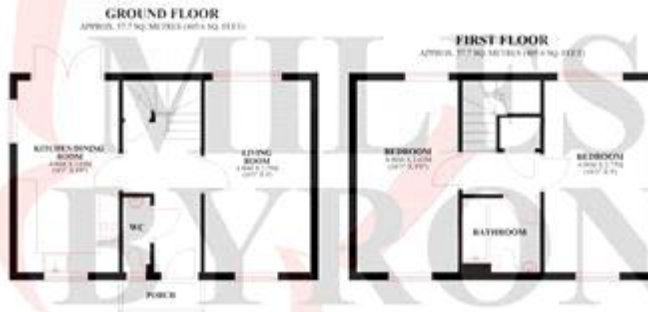
Heating: Oil

Water supply: Mains

Sewerage: Mains



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TOTAL AREA: APPROX. 75.4 SQ. METRES (811.3 SQ. FEET)

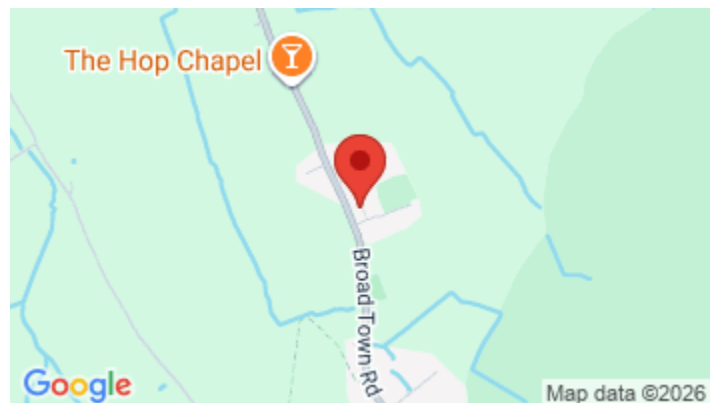


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		90
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			
		EU Directive 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.



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.