



Redhills, Broad Town
Guide Price £290,000

NO ONWARD CHAIN * DESIRABLE VILLAGE LOCATION *** FAR REACHING COUNTRYSIDE VIEWS

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

*** 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 ***

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.

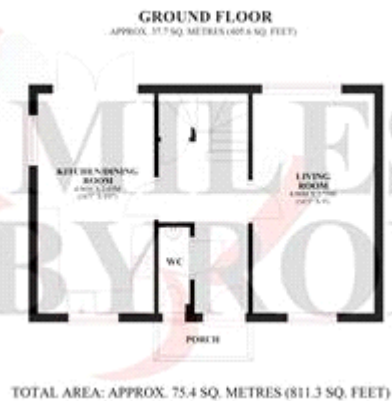
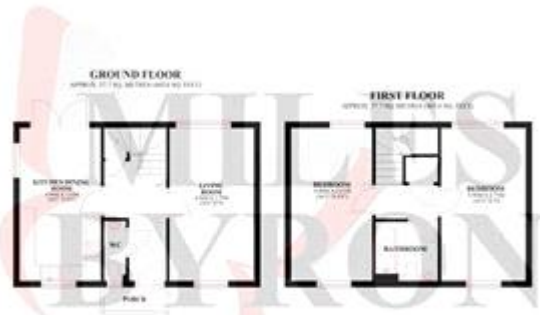
To fully appreciate this wonderful first
time property, MILES BYRON would
highly recommend confirming your
appointment to VIEW AS SOON AS
POSSIBLE.

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

FROM THE FIRST FLOOR **** DOWNSTAIRS W.C + A FIRST FLOOR BATHROOM **** A GENEROUS IN
SIZE, S. WESTERLY FACING REAR GARDEN WHICH BOASTS A HIGH LEVEL OF PRIVACY *
DRIVEWAY PARKING | Freehold



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 | | |
| (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.



Viewing by appointment only
MILES BYRON Real Estate
 MILES BYRON Real Estate, 105 Victoria Road, Old Town, Swindon, Wiltshire. SN1 3BD
 Tel: 01793 200 160 Email: richard@milesbyron.com Website: www.milesbyron.com