



**Cranmore Avenue, Park South, Swindon**  
**£260,000**

NO ONWARD CHAIN \* READY TO MOVE INTO \* THE PERFECT FIRST-TIME / FAMILY PURCHASE \*

\*\*\* ALL VIEWINGS TO COMMENCE  
FROM: SATURDAY - 21ST FEBRUARY  
2026 \*\*\*

\*\*\* OFFERED FOR SALE WITH NO  
ONWARD CHAIN \*\*\*

\*\*\* A MUST VIEW FAMILY HOME \*\*\*  
READY TO MOVE INTO \*\*\* THE  
PERFECT FIRST-TIME / FAMILY  
PURCHASE \*\*\*

MILES BYRON are delighted to be marketing this WELL PRESENTED HOME which is located within the East side of Swindon. This property boasts: 3 BEDROOMS ( 2 DOUBLES & 1 SINGLE), a first floor bathroom, a spacious living room and an open plan kitchen/breakfast/dining room. Externally there is a fully enclosed rear garden which in turn offers a high level of privacy. Externally there is driveway parking for C. 2-3 vehicles.

AGENTS NOTE: This Property Is Non-Traditional Construction (Laing Easi-Form / Unity Build). However, is mortgageable through a variety of High Street lenders. For further information, please do not hesitate to contact us or speak to your chosen/appointed mortgage advisor.

This delightful property offers excellent access to amenities such as Greenbridge Retail Park and is located within close proximity to Coate Water Country Park. In addition, the property also provides excellent access to major road links such as the A420, A419, A417, Junction 15 Of The Motorway & the Great Western Hospital.

Council Tax Band: B (Swindon Borough Council)  
Tenure: Freehold  
Parking options: Driveway, Off Street  
Garden details: Enclosed Garden, Rear Garden

This property boasts: 3 BEDROOMS, a first floor bathroom, a spacious living room and an open plan kitchen/breakfast/dining room, rear garden & driveway parking | Freehold **SOLD**

Electricity supply: Mains

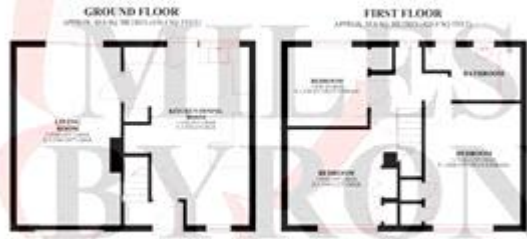
Heating: Gas Mains

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.



TOTAL AREA: APPROX. 79.8 SQ. METRES (858.4 SQ. FEET)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>84</b>
(55-68) <b>D</b>	<b>69</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		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.