



Britten Road, Blunsdon St. Andrew
Offers Over £325,000

NO CHAIN * IN EXCESS OF 1300 SQ FT / 124 SQ METERS OF LIVING SPACE * TWO RECEPTION

A MUST VIEW PROPERTY - THE PERFECT FIRST-TIME / FAMILY HOME TO PURCHASE. LOCATED WITHIN THE NORTH SIDE OF SWINDON ***

*** NO ONWARD CHAIN *** IN EXCESS OF 1300 SQ FT / 124 SQ METERS OF LIVING SPACE *** TWO SPACIOUS RECEPTION ROOMS *** A SPACIOUS OPEN PLAN KITCHEN/DINING ROOM + SEPARATE UTILITY ROOM *** DOWNSTAIRS W.C. *** VERSATILE ACCOMMODATION SITUATED OVER THREE FLOORS COMPRISING: 4 BEDROOMS, 2 EN-SUITES + A FAMILY BATHROOM *** EXTERNALLY THERE IS A SMALL, LOW IN MAINTENANCE REAR GARDEN, DRIVEWAY PARKING + A SINGLE GARAGE ***

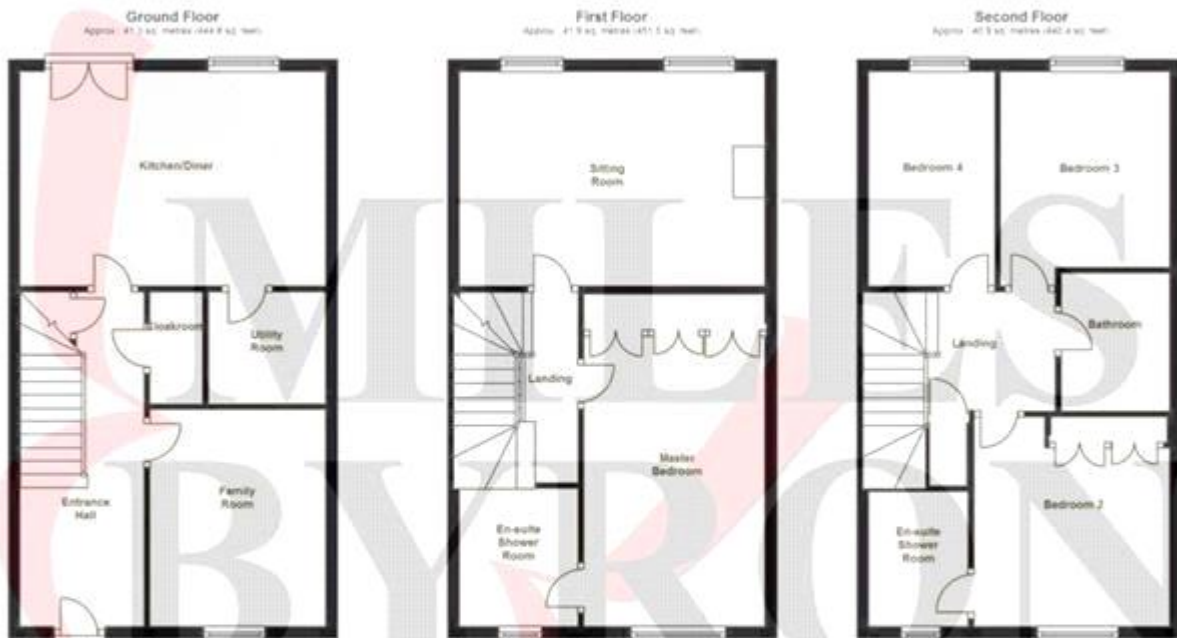
LOCATION: Close Proximity To Amenities Including: the Orbital Retail Park, The Blunsdon House Hotel and Leisure Club + David Lloyd, Swindon can also be found close-by *** Excellent access to reputable primary and secondary schools, major road links such as the A419 leading to the Great Western Hospital, Old Town & The Railway Station, the A417 leading to the heart of the Cotswolds, the A420 leading to Oxfordshire and Junction 15 of the M4 Motorway leading to Reading & London.

Council Tax Band: E (Swindon Borough Council)
Tenure: Freehold
Parking options: Driveway, Garage, Off Street
Garden details: Enclosed Garden, Rear Garden
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains

ROOMS " AN OPEN PLAN KITCHEN/DINING ROOM + SEPARATE UTILITY ROOM " " " " DOWNSTAIRS W.C. *** VERSATILE ACC. BOASTING: 4 BEDROOMS, 2 EN-SUITES, BATHROOM, DRIVEWAY & GARAGE | Freehold **SOLD STC**



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. 124.2 sq. metres (1336.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-) A		
(81-91) B		88
(69-80) C	76	
(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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