

**WHEELER AVENUE, STRATTON ST.
MARGARET**

SOLD STC

GUIDE PRICE £350,000 Freehold

A HIGH SPECIFICATION & EXTENDED SEMI DETACHED FAMILY HOME *** OFFERED FOR SALE WITH NO ONWARD CHAIN *** 3 GENEROUS IN SIZE BEDROOMS *** AN IMPRESSIVE OPEN PLAN LIVING SPACE BOASTING KITCHEN/DINING/FAMILY SPACE + A SEPARATE LIVING ROOM/SNUG *** A DOWNSTAIRS SHOWER ROOM + A

*** SHOW HOME CONDITION & PRESENTATION ***

*** C.1300 SQ FT / 126 SQ METERS OF STYLISH LIVING SPACE ***

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3 GENEROUS IN SIZE BEDROOMS *** AN IMPRESSIVE OPEN PLAN LIVING SPACE BOASTING KITCHEN/DINING/FAMILY SPACE
+ A SEPARATE LIVING ROOM/SNUG *** A DOWNSTAIRS SHOWER ROOM + A VERY STYLISH FIRST FLOOR, 4-PIECE BATHROOM
*** DRIVEWAY PARKING & SOUTH FACING REAR GARDEN + A LARGE GARDEN OUTBUILDING - PERFECT FOR STORAGE OR
THE POTENTIAL TO CONVERT TO A HOME/GARDEN OFFICE/GYM (S.T.P.P.) ***

Location: This Exceptional Family Home Provides Superb Access To Local Amenities, Excellent Access To Major Road Links Such
As The A419, A420, Junction 15 Of The M4 Motorway & The Great Western Hospital. In Addition The Property Is Also Within Very
Close Proximity / A Short Walk To Local & Reputable Primary & Secondary Schooling.

To Fully appreciate this READY TO MOVE INTO HOME, please contact MILES BYRON to arrange your appointment to VIEW AS
SOON AS POSSIBLE!

Council Tax Band: D (Swindon Borough Council)

Tenure: Freehold

Parking options: Driveway, Off Street

Garden details: Enclosed Garden, Private Garden, Rear Garden

Electricity supply: Mains

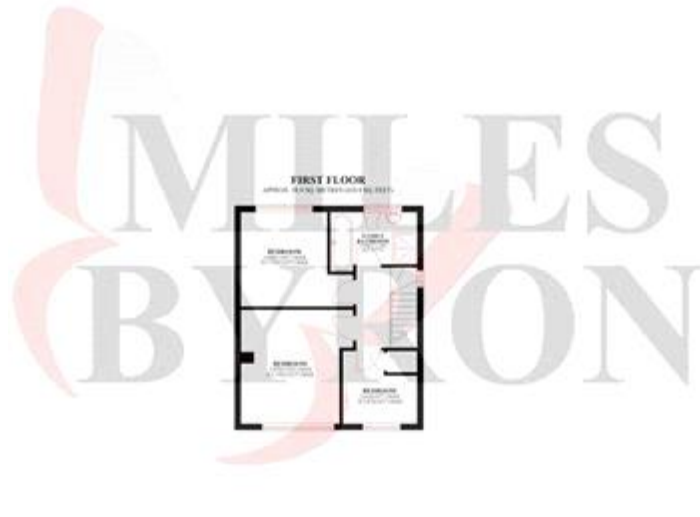
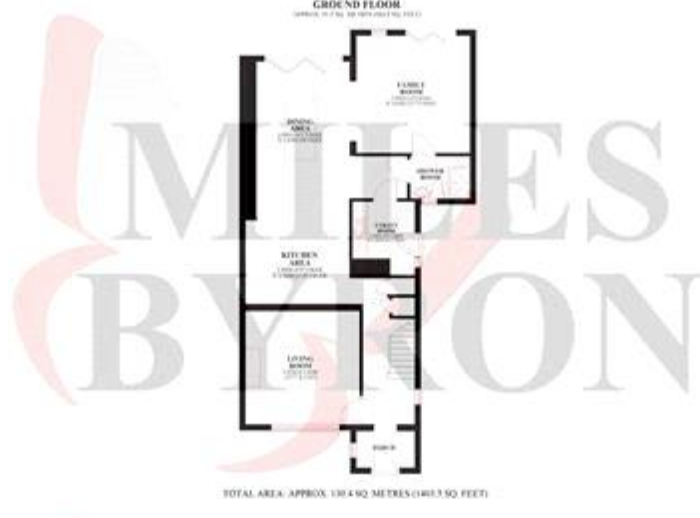
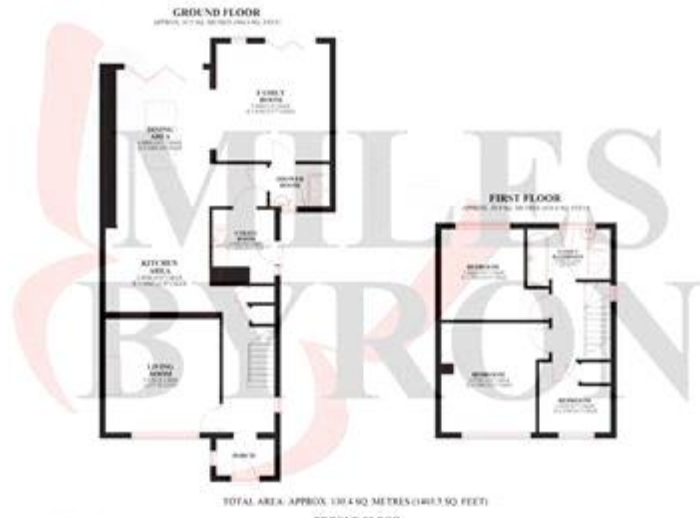
Heating: Gas Mains

Water supply: Mains

Sewerage: Mains



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	75	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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/fitings 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.