



Wheeler Avenue, Stratton St. Margaret
Guide Price £350,000

AN EXTENDED SEMI DETACHED FAMILY HOME ** NO ONWARD CHAIN * 3 GENEROUS IN SIZE

*** SHOW HOME CONDITION & PRESENTATION ***

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

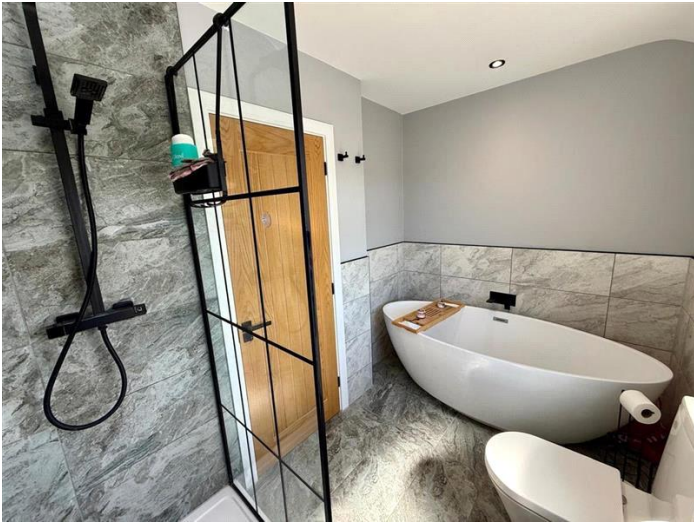
*** A HIGH SPECIFICATION & EXTENDED SEMI DETACHED FAMILY HOME *** OFFERED FOR SALE WITH NO ONWARD CHAIN *** 3 GENEROUS IN SIZE BEDROOMS *** AN IMPRESSIVE OPEN PLAN LIVING SPACE BOASTING KITCHEN/DINING/FAMILY SPACE + A SEPARATE LIVING ROOM/SNUG *** A DOWNSTAIRS SHOWER ROOM + A VERY STYLISH FIRST FLOOR,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

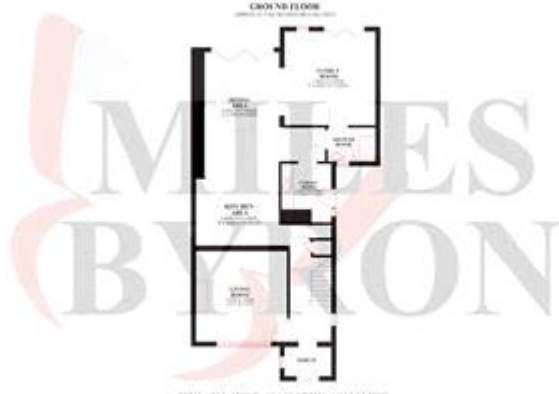
BEDROOMS · AN IMPRESSIVE OPEN PLAN LIVING SPACE BOASTING KITCHEN/DINING/FAMILY SPACE + A SEPARATE LIVING ROOM/SNUG * A DOWNSTAIRS SHOWER ROOM + A SPACIOUS 4-PIECE BATHROOM | Freehold **SOLD STC**



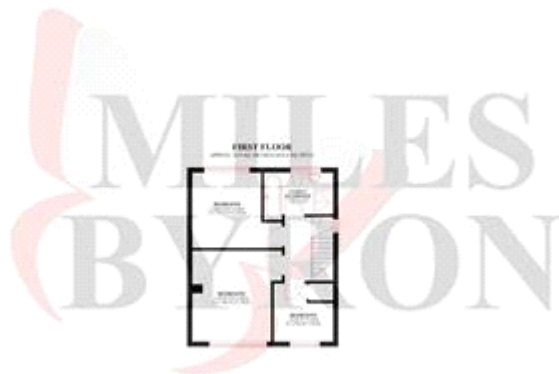
Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, 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. 106 SQ METERS (1137 SQ FEET)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C	75	79
(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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