



**Highclere Avenue, Lawn, Swindon**  
**£360,000**

A MUCH LOVED HOME WITH LOTS MORE POTENTIAL TO IMPROVE \*\*\* NO ONWARD CHAIN \*\*\* A

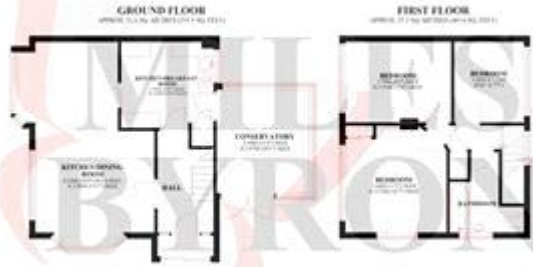
\*\*\* A RARE OPPORTUNITY - A MUCH LOVED HOME WITH LOTS MORE POTENTIAL TO IMPROVE \*\*\* NO ONWARD CHAIN \*\*\* A DETACHED GARAGE + DRIVEWAY PARKING \*\*\* A 3 Bedroom Semi Detached Family Home Boasting An Envable Position With Exceptional Front Aspect Views Over Lawn Woods. This delightful and deceptively spacious 1950's built property provides lots of potential / scope for improvement on a generous size corner plot. To fully appreciate this wonderful and loving home which in our opinion is positioned along one of the most desirable roads in the Lawn area, MILES BYRON would highly recommended confirming your appointment to VIEW AS SOON AS POSSIBLE.

**DETACHED GARAGE + DRIVEWAY PARKING \*\*\*\* A 3 Bedroom Semi Detached Family Home Boasting An Envable Position With Exceptional Front Aspect Views Over Lawn Woods. | Freehold **SOLD STC****

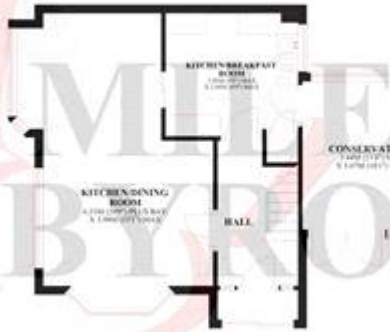
Council Tax Band: D (Swindon Borough Council)  
Tenure: Freehold  
Parking options: Driveway, Garage, Off Street  
Garden details: Enclosed Garden, Front Garden, Rear Garden  
Electricity supply: Mains  
Heating: Gas Mains  
Water supply: Mains  
Sewerage: Mains



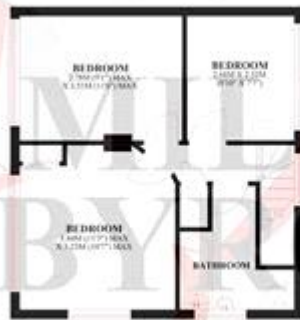
Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, 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. 29.1 SQ. METRES (319.1 SQ. FEET)  
**GROUND FLOOR**  
 APPROX. 11.6 SQ. METRES (151.1 SQ. FEET)



TOTAL AREA: APPROX. 29.1 SQ. METRES (319.1 SQ. FEET)  
 APPROX. 17.5 SQ. METRES (188.6 SQ. FEET)



| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92-)                                       | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D | 69                      | 76        |
| (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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