



**Crieff Close, Nythe, Swindon**  
**£360,000**

ONLY 17 PROPERTIES CAN BE FOUND LOCATED WITHIN THIS DESIRABLE CUL-DE-SAC ROAD IN

\*\*\* ALL VIEWINGS TO COMMENCE  
FROM: MONDAY 16TH MARCH \*\*\*

\*\*\* C. 930 SQ FT / 87 SQ METERS OF  
LIVING ACCOMMODATION (PLUS  
GARAGE & STORE ROOM SPACE) \*\*\*

\*\*\* AN ENVIABLE POSITION  
SITUATED ON A GENEROUS IN SIZE  
& LOW IN MAINTENANCE PLOT WITH  
PLEASANT GREEN SPACE FRONT  
ASPECT VIEWS \*\*\*

\*\*\* ONLY 17 PROPERTIES CAN BE  
FOUND LOCATED WITHIN THIS  
DESIRABLE CUL-DE-SAC ROAD IN  
NYTHE (EAST OF SWINDON) \*\*\*

MILES BYRON ARE DELIGHTED TO  
OFFER FOR SALE WITH NO ONWARD  
CHAIN THIS WELL PRESENTED,  
DETACHED BUNGALOW BOASTING:  
3 DOUBLE BEDROOMS \*\*\* A  
SPACIOUS LIVING ROOM + A LARGE  
CONSERVATORY / DINING AREA \*\*\*  
AN IMPRESSIVE, STYLISH & RE-  
FITTED SHOWER ROOM \*\*\* KITCHEN  
\*\*\* EXTERNALLY THERE IS A  
DRIVEWAY PROVIDING OFF STREET  
PARKING FOR C. 3 VEHICLES + A  
SINGLE GARAGE. IN ADDITION  
THERE IS VERY USEFUL  
STORE/UTILITY SPACE - WHICH  
COULD BE UTILISED AS A HOME  
OFFICE OR GYM \*\*\*

LOCATION: This delightful property  
offers excellent access to amenities  
such as Greenbridge Retail Park,  
North Swindon Orbital Retail Park &  
Shopping Centre. In addition, the  
property also provides excellent  
access to regular public transport and  
major road links such as the A420,  
A419, A417, Junction 15 Of The  
Motorway, the Great Western Hospital  
& Coate Water Country Park.

Tenure: Freehold  
Parking options: Driveway, Garage, Off  
Street

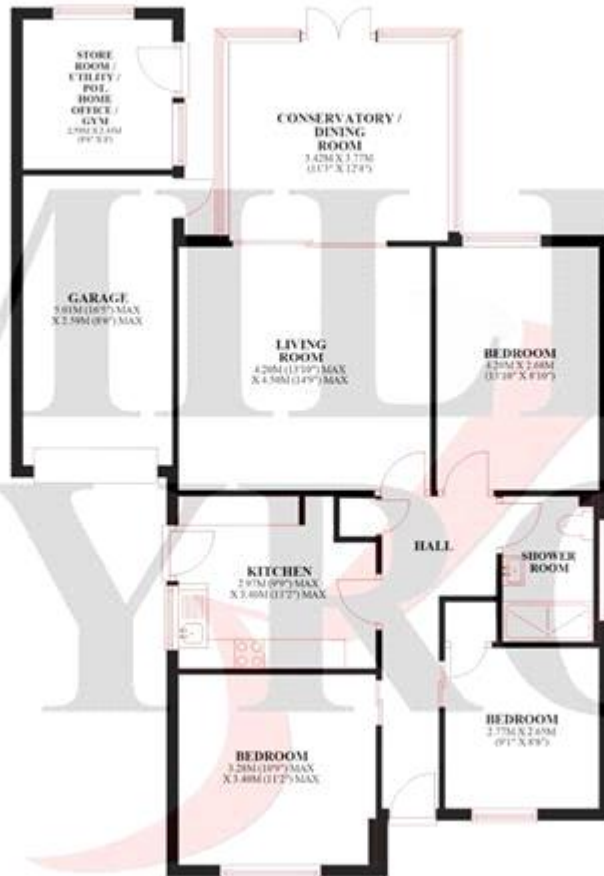
NYTHE (EAST OF SWINDON) \*\* A DETACHED BUNGALOW BOASTING: 3 DOUBLE BEDROOMS,  
DRIVEWAY + SINGLE GARAGE | Freehold **SOLD STC**

Garden details: Enclosed Garden,  
Rear Garden  
Electricity supply: Mains  
Heating: Gas Mains  
Water supply: Mains  
Sewerage: Mains

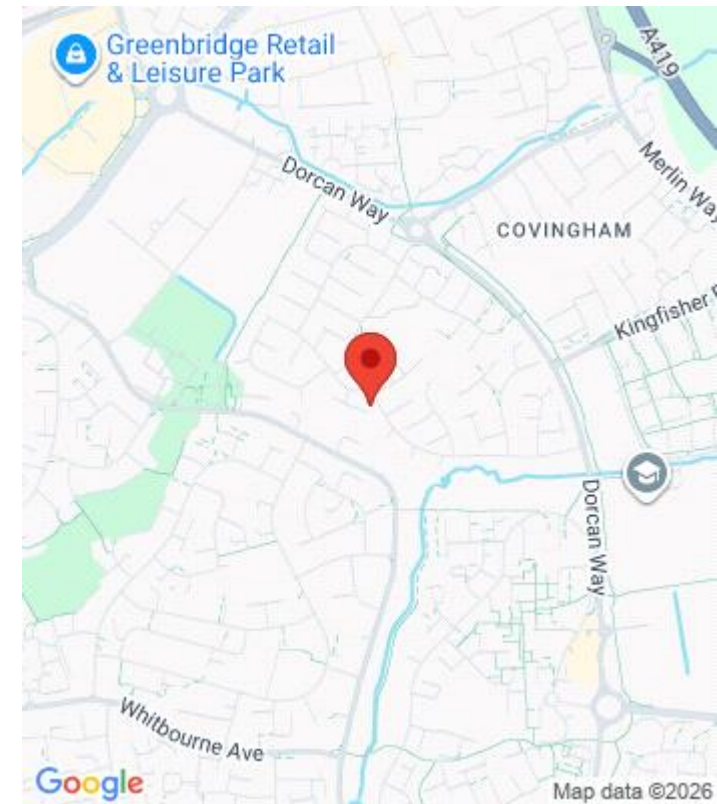


Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors,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

**PROPERTY LAYOUT**  
APPROX. 86.7 SQ. METRES (932.9 SQ. FEET)



TOTAL AREA: APPROX. 86.7 SQ. METRES (932.9 SQ. FEET)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		68	77

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  
**MILES BYRON Real Estate**  
 MILES BYRON Real Estate, 105 Victoria Road, Old Town, Swindon, Wiltshire. SN1 3BD  
 Tel: 01793 200 160 Email: richard@milesbyron.com Website: www.milesbyron.com