



New Dawn Place, Stratton St. Margaret, Swindon
£370,000

C. 1100 SQ FT / 105 SQ METERS OF DECEPTIVELY SPACIOUS LIVING SPACE * BUILT-IN C. 2021 *

*** ALL VIEWINGS TO COMMENCE
FROM: MONDAY 9TH MARCH 2026 ***

*** C. 1100 SQ FT / 105 SQ METERS
OF DECEPTIVELY SPACIOUS LIVING
SPACE ***

* BUILT-IN C. 2021 * C. 5 YEARS OF
THE N.H.B.C WARRANTY REMAINING
* CONVENIENTLY LOCATED AS WELL
AS OFFERING GREAT ACCESS TO
AMENITIES, SCHOOLING & MAJOR
ROAD LINKS SUCH AS JUNCTION 15
OF THE M4 MOTORWAY & THE
GREAT WESTERN HOSPITAL * WELL
PRESENTED & VERSATILE LIVING
ACCOMMODATION SITUATED OVER
THREE FLOORS * OFF STREET
PARKING FOR C. 2 VEHICLES + A
FULLY ENCLOSED REAR GARDEN *
4 BEDROOMS * EN-SUITE SHOWER
ROOM TO THE MAIN BEDROOM + A
WALK-IN WARDROBE * MAIN FAMILY
BATHROOM TO THE FIRST FLOOR *
CLOAKROOM/W.C. TO THE GROUND
FLOOR * A SOCIAL, LIGHT & AIRY
'OPEN PLAN' LIVING/ DINING/
KITCHEN AREA.

*** TO FULLY APPRECIATE THIS
WONDERFUL & SPACIOUS SEMI
DETACHED FAMILY SIZED HOME,
MILES BYRON WOULD HIGHLY
RECOMMEND CONFIRMING YOUR
APPOINTMENT TO VIEW AS SOON AS
POSSIBLE ***

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

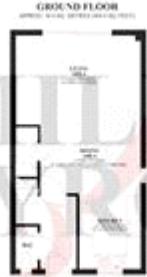
**C. 5 YEARS OF THE N.H.B.C WARRANTY REMAINING * CONVENIENTLY LOCATED AS WELL AS
OFFERING GREAT ACCESS TO AMENITIES, SCHOOLING & MAJOR ROAD LINKS * 4 BEDROOMS +
EN-SUITE | Freehold**



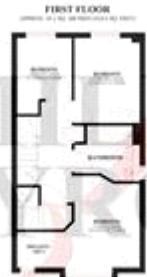
Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors,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



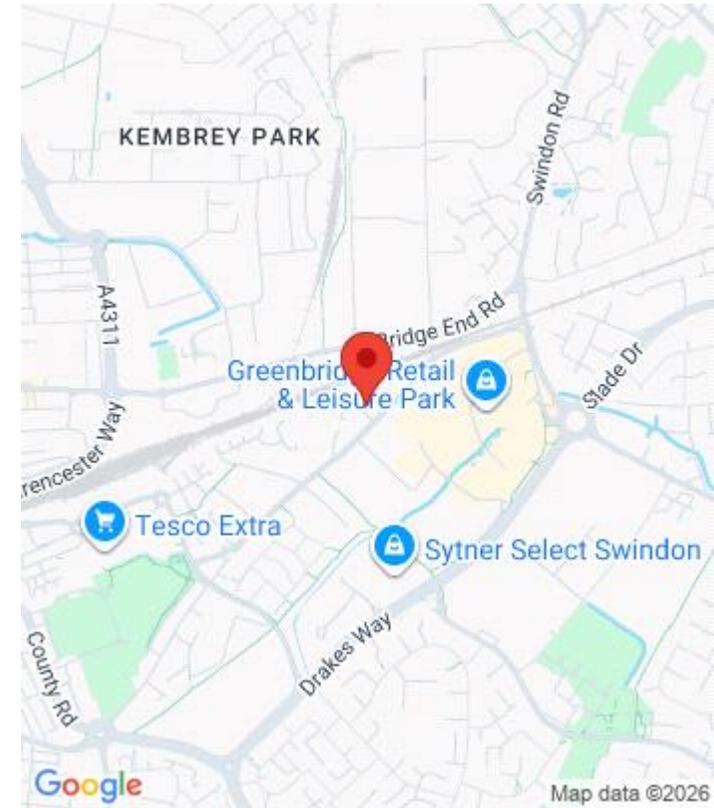
TOTAL AREA APPROX. 107.70 METRES (353 FT 6 IN)



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SECOND FLOOR
APPROX. 107.70 METRES (353 FT 6 IN)



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		
	80	84
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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