



Mildmay Close, Grange Park, Swindon
Fixed Price £250,000

Located within a short walk to Lydiard Country Park *** Offered For Sale with NO ONWARD CHAIN *** 2

DOUBLE BEDROOMS + bathroom ** Spacious living room & kitchen / breakfast room + CONSERVATORY *** A SOUTH FACING rear garden, driveway + GARAGE | Freehold **SOLD STC****

*** Located within a quiet cul-de-sac road in Grange Park and within a short walk to Lydiard Country Park ***
Offered For Sale with NO ONWARD CHAIN *** 2 DOUBLE BEDROOMS + bathroom *** Spacious living room & kitchen / breakfast room + CONSERVATORY *** Externally there is a fully enclosed rear garden boasting a SOUTH FACING aspect, driveway parking + a single GARAGE ***

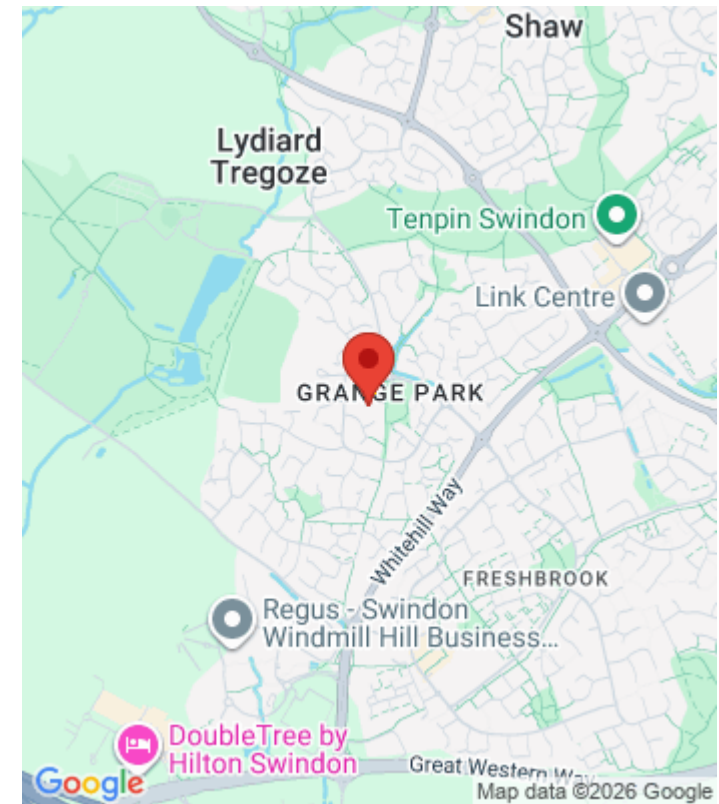
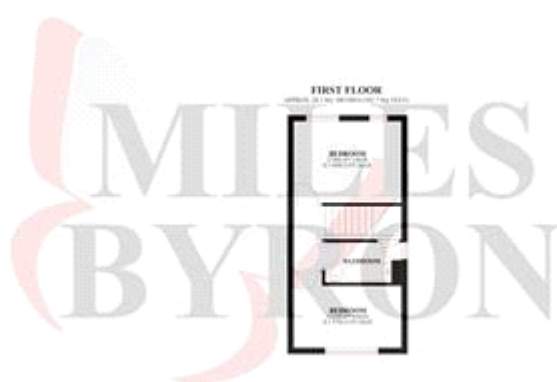
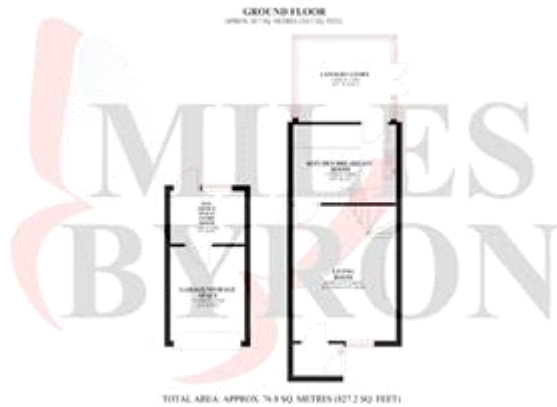
LOCATION: SUPERB ACCESS TO BOTH REPUTABLE PRIMARY & SECONDARY SCHOOLS, AMENITIES, MAJOR ROAD LINKS SUCH AS THE GREAT WESTERN WAY & JUNCTION 16 OF THE M4 MOTORWAY.

To fully appreciate this EXCEPTIONAL FIRST-TIME HOME, a viewing is highly recommended by the homeowners
sole agent - MILES BYRON.

Council Tax Band: C (Swindon Borough Council)
Tenure: Freehold
Parking options: Driveway, Garage, Off Street
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.



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			
England & Wales		71	78
		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