



**Heaton Close, Abbey Meads, Swindon**  
**Guide Price £245,000**

**GARAGE + DRIVEWAY PARKING + A PRIVATE SOUTH FACING REAR GARDEN \*\*\* THE PERFECT**

\*\*\* ALL VIEWINGS TO COMMENCE  
FROM: TUESDAY 14TH APRIL \*\*\*

\*\*\* GARAGE + DRIVEWAY PARKING +  
A PRIVATE SOUTH FACING REAR  
GARDEN \*\*\* THE PERFECT FIRST-  
TIME/INVESTMENT PURCHASE - A  
MUST VIEW HOME - EXTENDED TO  
THE GROUND FLOOR WITH  
DINING/GARDEN ROOM \*\*\* GREATLY  
IMPROVED & STYLISHLY  
PRESENTED BY THE CURRENT  
OWNER THROUGHOUT \*\*\* A  
MODERN KITCHEN, LIVING ROOM, 2  
GOOD SIZE BEDROOMS & A  
MODERN AND STYLISH SHOWER  
ROOM.

Located within the very popular Abbey  
Meads residential area of North  
Swindon. Offering superb access to  
amenities such as the Orbital Retail  
Park & Shopping Centre as well as  
excellent access to major road links  
such as the A419, A417, A420 & J.15 of  
the M4 Motorway.

\*\*\* VIEWING IS HIGHLY  
RECOMMENDED \*\*\*

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

FIRST-TIME PURCHASE \* A MUST VIEW HOME - EXTENDED TO THE GROUND FLOOR WITH  
DINING/GARDEN ROOM \* A MODERN KITCHEN, LIVING ROOM, 2 GOOD SIZE BEDROOMS & A  
MODERN SHOWER ROOM | 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/fixings 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.

