



Heaton Close, Abbey Meads, Swindon
Offers Over £240,000

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, WESTERLY
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 **SOLD STC****



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. 63.0 SQ. METRES (711.4 SQ. FEET)



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| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-) | A | | |
| (81-91) | B | | |
| (69-80) | C | 75 | 80 |
| (55-68) | D | | |
| (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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