



Queens Drive, Swindon
Offers Over £350,000

A MUST VIEW FAMILY HOME * 3 BEDROOMS * FIRST FLOOR BATHROOM * A MODERN & STYLISH

*** EXTENSION POTENTIAL (S.T.P.P)
*** A MUST VIEW FAMILY HOME *** 3
BEDROOMS *** FIRST FLOOR
BATHROOM *** A MODERN &
STYLISH

KITCHEN/BREAKFAST/FAMILY ROOM
*** A SPACIOUS OPEN PLAN
LIVING/DINING ROOM *** A WELL
TENDED & FULLY ENCLOSED REAR
GARDEN BOASTING A SOUTH,
WESTERLY FACING ASPECT ***

Attributes Include: uPVC double
glazing, gas radiator central heating, a
block paved driveway providing of
street parking. To fully appreciate this
delightful home, MILES BYRON would
highly recommend confirming your
appointment to VIEW AS SOON AS
POSSIBLE.

Located within a short walk to Lawn
Woods, reputable primary schools,
doctor surgery, local shops/amenities
and within close proximity to both Old
Town, The Town Centre, railway
station and Coate Water Country Park.
In addition the property is located
within close proximity to major road
links such as J.15 of the M4 Motorway
& The Great Western Hospital.

Council Tax Band: C (Swindon
Borough Council)

Tenure: Freehold

Parking options: Driveway, Off Street

Garden details: Enclosed Garden,
Rear Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

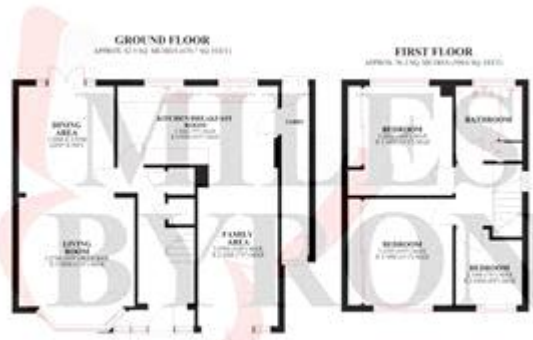
Sewerage: Mains

KITCHEN/BREAKFAST/FAMILY ROOM - A SPACIOUS OPEN PLAN LIVING/DINING ROOM - A WELL
TENDED & FULLY ENCLOSED REAR GARDEN BOASTING A SOUTH, WESTERLY FACING ASPECT *

| 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/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.



TOTAL AREA: APPROX. 58.5 SQ. METRES (1060.7 SQ. FEET)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	77
(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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