



**Winton Road, Stratton St. Margaret, Swindon**  
**£280,000**

NO ONWARD CHAIN \*\*\* A Must View Home \*\*\* 3 GENEROUS SIZE BEDROOMS \*\*\* Downstairs

\*\*\* VIEWINGS TO COMMENCE FROM:  
WEDNESDAY 6TH MAY \*\*\*

\*\*\* C. 980 SQ FT / 91 SQ METERS OF  
LIVING SPACE \*\*\*

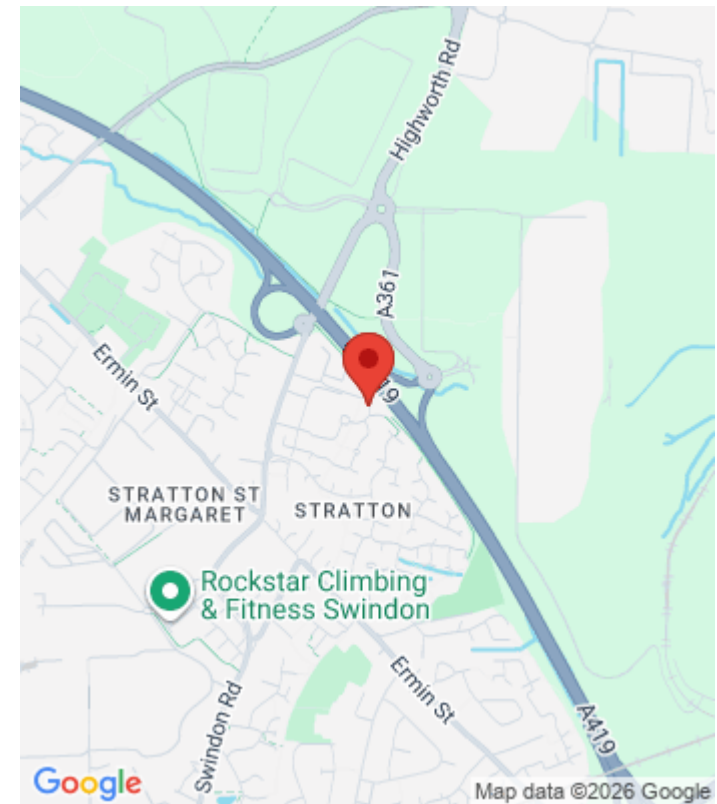
Offered FOR SALE with NO ONWARD  
CHAIN \*\*\* A Must View Home \*\*\* 3  
GENEROUS SIZE BEDROOMS \*\*\*  
Downstairs Cloakroom/W.C., Allocated  
Parking \*\*\* Local Reputable School  
Catchment Area \*\*\* Superb Access To  
Major Road Links Such As The A417,  
A419, A420 & J.15 Motorway.  
Development: Stratton Chase:  
Originally built in C. 2003 by Messrs:  
George Wimpey Homes (Taylor  
Wimpey Homes - today). The living  
accommodation briefly Homes  
comprises: Entrance hall,  
cloakroom/W.C., living room, kitchen  
and living/dining room. To the first floor  
there are 3 BEDROOMS and a  
bathroom. Externally there is a fully  
enclosed and low in maintenance rear  
garden. To fully appreciate this  
delightful home, a VIEWING IS HIGHLY  
RECOMMENDED

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

Cloakroom/W.C., Allocated Parking \*\*\* Local Reputable School Catchment Area \*\*\* Superb Access To  
Major Road Links Such As The A417, A419, A420 & J.15 of the M4 Motorway. | 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		91
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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