



Welcombe Avenue, Park North, Swindon
£270,000

THE PERFECT FIRST-TIME / FAMILY PURCHASE *** STANDARD BRICK CONSTRUCTION *** This

*** ALL VIEWINGS TO COMMENCE
FROM: SATURDAY - 9TH MAY 2026 ***

*** A MUST VIEW FAMILY HOME ***
READY TO MOVE INTO *** THE
PERFECT FIRST-TIME / FAMILY
PURCHASE *** STANDARD BRICK
CONSTRUCTION ***

MILES BYRON are delighted to be
marketing this STYLISHLY
PRESENTED HOME which is located
within the East side of Swindon. This
property boasts: 3 BEDROOMS (2
DOUBLES & 1 SINGLE), a first floor
bathroom, a spacious living
room/dining room, kitchen/breakfast
room + a separate utility room.
Externally there is a fully enclosed rear
garden boasting a SOUTH FACING
ASPECT. To the front aspect there is
driveway parking for C. 3-4 vehicles.

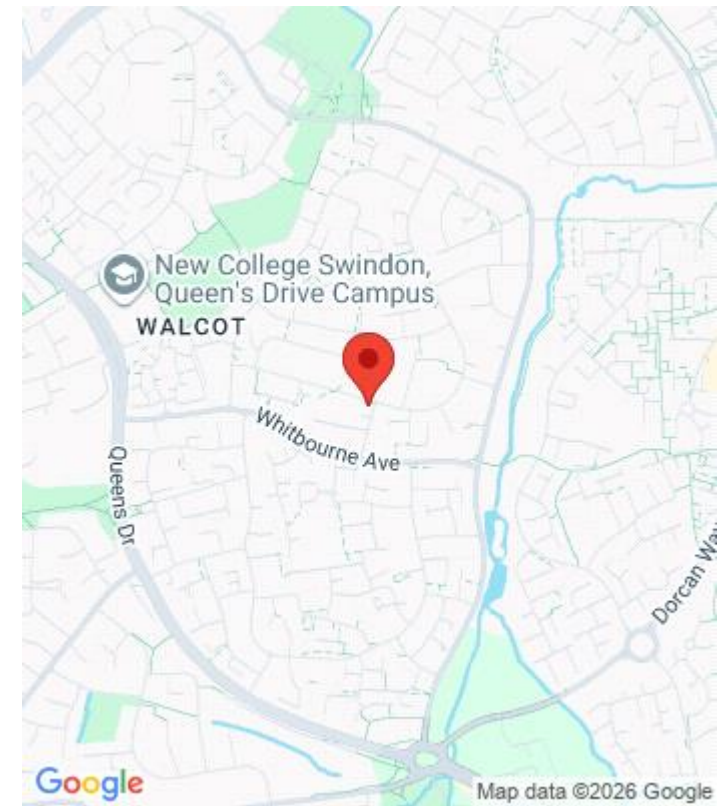
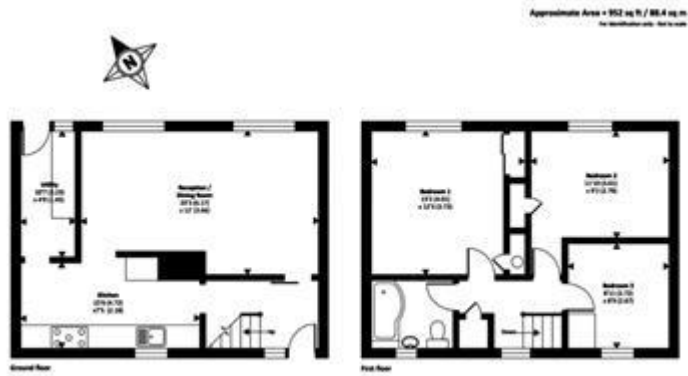
This delightful property offers excellent
access to amenities such as
Greenbridge Retail Park and is located
within close proximity to Coate Water
Country Park. In addition, the property
also provides excellent access to
major road links such as the A420,
A419, A417, Junction 15 Of The
Motorway & the Great Western
Hospital.

Council Tax Band: B (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

property boasts: 3 BEDROOMS, bathroom, a spacious living room/dining room, kitchen/breakfast room + a
separate utility room, a SOUTH FACING rear garden & driveway | 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		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		73	85

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.