



**Dickens Close, Liden, Swindon**  
**Offers Over £300,000**

A FULLY ENCLOSED & PRIVATE REAR GARDEN BOASTING A SOUTH FACING ASPECT \*\*\* 3

\*\*\* VIEWINGS TO COMMENCE FROM THIS COMING: SATURDAY 20TH JUNE \*\*\*

\*\*\* A FULLY ENCLOSED & PRIVATE REAR GARDEN BOASTING A SOUTH FACING ASPECT \*\*\* 3 BEDROOMS \*\*\* DRIVEWAY PARKING + A TANDEM (DOUBLE) IN LENGTH GARAGE \*\*\* IN ADDITION THERE IS A LANDSCAPED REAR GARDEN WITH A LARGE PAGODA. THE PERFECT OUTSIDE ALFRESCO DINING AREA + ACCESS TO AN EXTERNAL CLOAKROOM/W.C.

MILES BYRON are delighted to offer For Sale this greatly improved SEMI DETACHED family home located within the very popular residential area of Liden (East Swindon).

The deceptively spacious and beautifully presented living accommodation briefly comprises: Entrance hall, living room, an open plan and very sociable kitchen/breakfast/dining room. There is also the added bonus of an additional (external access) cloakroom/W.C. which can be found as you approach the rear garden via the double doors from the dining area. To the first floor there are 3 bedrooms and a bathroom.

Liden: There is excellent access to amenities such as Greenbridge Retail Park, A 24 hour gym, A local supermarket, primary & secondary schools. In addition this property also provides a short commute to The Great Western Hospital, Junction 15 of the M4 Motorway, the A419, A420 & the A417. There are also pleasant, local places close by for a walk with the dog such as Coate Water Country Park.

\* To fully appreciate this exceptional home, MILES BYRON would highly recommend confirming your appointment to VIEW AS SOON AS POSSIBLE.

**BEDROOMS \*\*\*\* DRIVEWAY PARKING + A TANDEM (DOUBLE) IN LENGTH GARAGE \*\*\*\* IN ADDITION THERE IS A LANDSCAPED REAR GARDEN WITH A LARGE PAGODA. THE PERFECT OUTSIDE ALFRESCO DINING AREA. | Freehold**

Council Tax Band: B (Swindon  
Borough Council)

Tenure: Freehold

Parking options: Driveway, Garage, Off  
Street

Garden details: Enclosed Garden,  
Private Garden, Rear Garden

Electricity supply: Mains

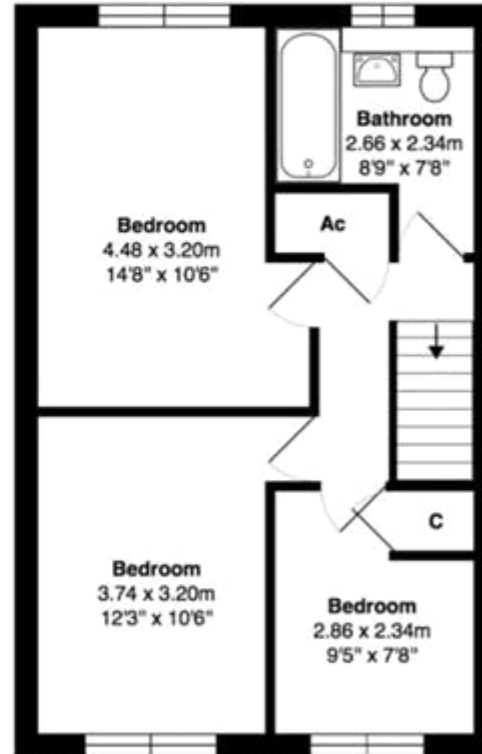
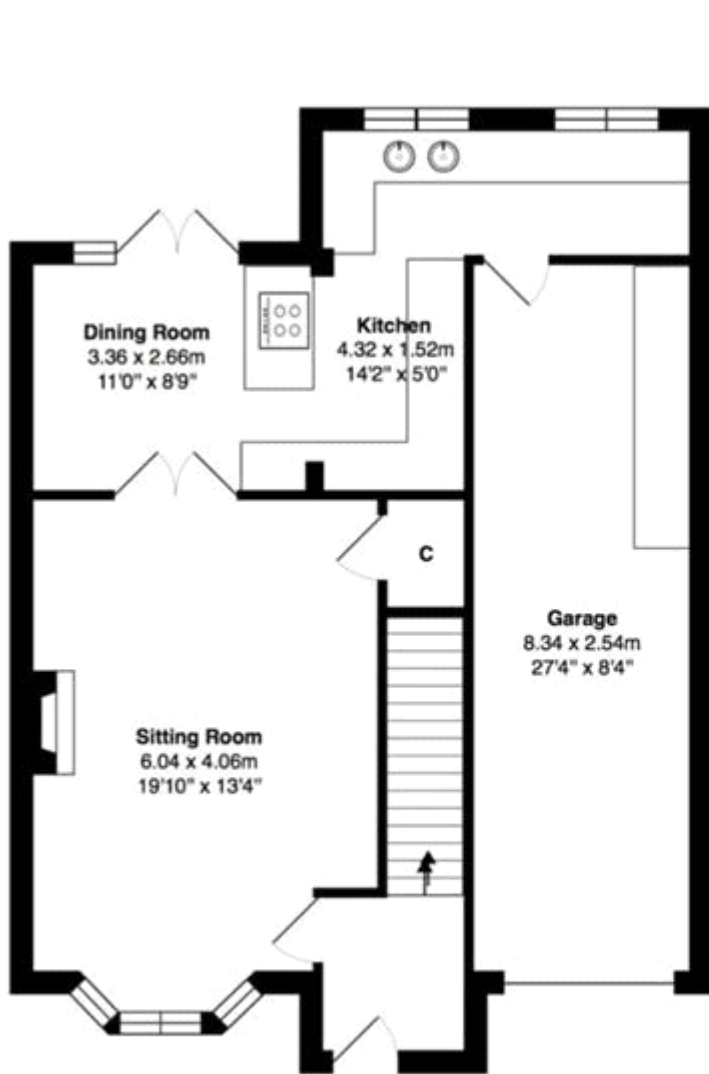
Heating: Gas Mains

Water supply: Mains

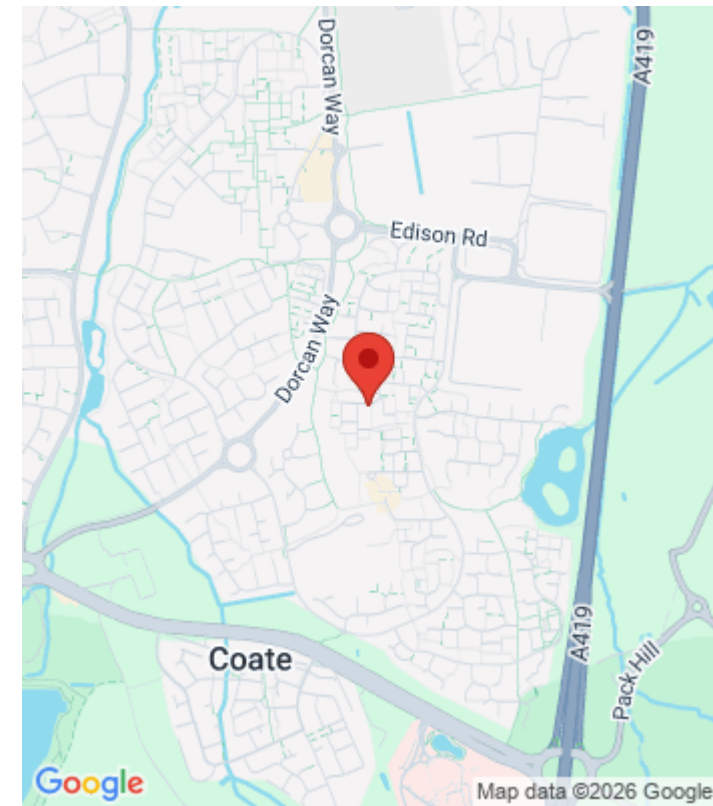
Sewerage: Mains



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.



Gross Internal Area: 116.6 m<sup>2</sup> ... 1255 ft<sup>2</sup>



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		82
(55-68)	D	68	
(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.