



Church Ground, South Marston, Swindon
£450,000

MILES BYRON are delighted to offer For Sale this beautifully presented DETACHED, GREATLY

*** SOUGHT AFTER EAST SWINDON
VILLAGE LOCATION ***

*** ORIGINALLY BUILT IN THE LATE
1990'S BY MESSRS: KING HOMES ***

MILES BYRON are delighted to offer
For Sale this beautifully presented
DETACHED, GREATLY IMPROVED &
EXTREMELY WELL PRESENTED 3
BEDROOM family sized home located
within a modern, small and quiet cul-
de-sac road in South Marston.

Located within a short commute to
amenities, the A420, A419, Junction 15
of the M4 Motorway & the Great
Western Hospital.

This wonderful home briefly
comprises: Reception hallway,
cloakroom/W.C., living room, family
room + dining/CONSERVATORY,
kitchen + utility area. To the first floor
there are 3 GENEROUS IN SIZE
BEDROOMS, EN-SUITE BATHROOM
TO THE MAIN BEDROOM + FAMILY
BATHROOM.

Externally there front and fully
enclosed, well tended rear gardens,
driveway parking + single garage.

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

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

**IMPROVED & EXTREMELY WELL PRESENTED 3 BEDROOM family sized home located within a
modern, small and quiet cul-de-sac road in South Marston. | 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		86
(69-80)	C	72	
(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
 MILES BYRON Real Estate
 MILES BYRON Real Estate, 105 Victoria Road, Old Town, Swindon, Wiltshire. SN1 3BD
 Tel: 01793 200 160 Email: richard@milesbyron.com Website: www.milesbyron.com