



Wigmore Avenue, Lawn, Swindon
£315,000

A SHORT WALK TO LAWN WOODS & AMENITIES INCLUDING A CONVENIENCE STORE & DOCTOR

*** ALL VIEWINGS TO COMMENCE
FROM: FRIDAY 28TH MARCH 2025 ***

*** A SHORT WALK TO LAWN WOODS
& AMENITIES INCLUDING A
CONVENIENCE STORE & DOCTOR
SURGERY AS WELL AS ACCESS TO
REGULAR PUBLIC TRANSPORT ***
BEING SOLD WITH NO ONWARD
CHAIN! *** A FULLY ENCLOSED &
PRIVATE REAR GARDEN *** AN
EXTENDED & WELL PRESENTED 2/3
BEDROOM SEMI DETACHED
BUNGALOW located along one of the
most desirable roads within the Lawn
area. This wonderful home provides
versatile living accommodation plus
boasts a driveway providing off street
parking + a SINGLE GARAGE. Other
attributes include uPVC double glazing
& gas radiator central heating. The
deceptively spacious accommodation
briefly comprises: Entrance porch,
entrance hallway / study area,
spacious living room, 2 GOOD SIZE
BEDROOMS to the ground floor + a
modern & stylish shower. To the first
floor there is an additional DOUBLE
BEDROOM + a W.C. To fully appreciate
this wonderful and loving home, MILES
BYRON would highly recommended
confirming your appointment to VIEW
AS SOON AS POSSIBLE.

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

SURGERY AS WELL AS ACCESS TO REGULAR PUBLIC TRANSPORT ***** BEING SOLD WITH NO
ONWARD CHAIN! *** A FULLY ENCLOSED & PRIVATE REAR GARDEN *** 2/3 BEDROOMS *** AN
EXTENDED HOME | Freehold **SOLD**



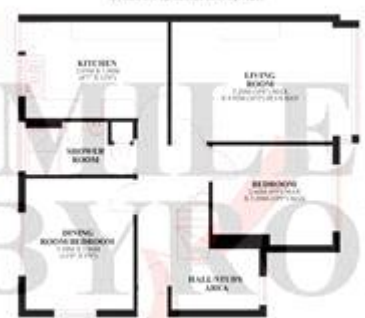
Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, 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.



TOTAL AREA: APPROX. 84.8 SQ. METRES (913.2 SQ. FEET)

All images and text are for illustrative purposes only. The images are not intended to be a representation of the property and should not be used for any purpose other than to provide a general impression of the property. The images are not intended to be a representation of the property and should not be used for any purpose other than to provide a general impression of the property.

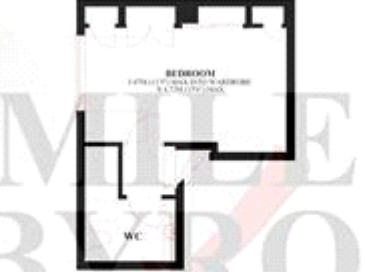
Ground Floor
APPROX. 84.8 SQ. METRES (913.2 SQ. FEET)



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First Floor
APPROX. 31.2 SQ. METRES (336.9 SQ. FEET)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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		
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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