



HOMINGTON AVENUE, COATE, SWINDON SOLD

OFFERS OVER £250,000 Freehold

*** NO ONWARD CHAIN *** A GREAT SIZE CORNER PLOT
POSITION - SIDE & REAR GARDENS *** TWO ALLOCATED
PARKING SPACES *** REMAINING N.H.B.C. WARRANTY ***
A DUAL ASPECT OPEN PLAN LIVING SPACE MEASURING
C. 25FT IN LENGTH INCLUDING: KITCHEN /BREAKFAST
AREA *** DOWNSTAIRS W.C. , 2 BEDROOMS +
BATHROOM ***

*** OFFERED FOR SALE WITH NO ONWARD CHAIN ***

*** A GREAT SIZE CORNER PLOT POSITION - SIDE & REAR GARDENS *** TWO ALLOCATED PARKING SPACES *** REMAINING N,H.B.C. WARRANTY ***

*** THE PERFECT FIRST-TIME/INVESTMENT PURCHASE *** A DUAL ASPECT OPEN PLAN LIVING SPACE MEASURING C. 25FT IN LENGTH INCLUDING: KITCHEN /BREAKFAST AREA *** DOWNSTAIRS W.C. *** 2 GENEROUS IN SIZE BEDROOMS + BATHROOM ***

Coate: Good access to amenities, reputable schools & Coate Water Country Park as well as excellent access to Junction 15 of the M4 Motorway & The Great Western Hospital. To fully appreciate this delightful property, MILES BYRON would highly recommend confirming your appointment to VIEW AS SOON AS POSSIBLE!

Tenure: Freehold

Parking options: Off Street

Garden details: Enclosed Garden, Private Garden, Rear Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		97
(81-91) B	82	
(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.		



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/fixings 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.