



WORSLEY ROAD, FRESHBROOK, SWINDON SOLD

OFFERS OVER £280,000 Freehold

THE PERFECT FIRST-TIME / FAMILY HOME *** Being SOLD
with NO ONWARD CHAIN *** 4 BEDROOMS *** 2 SEPARATE
RECEPTION ROOMS *** GROUND FLOOR SHOWER
FACILITY/W.C. *** FIRST FLOOR BATHROOM WITH
SEPARATE SHOWER ENCLOSURE *** DRIVEWAY
PARKING *** DRIVEWAY PARKING *** VERSATILE LIVING
ACCOMMODATION

*** IN EXCESS OF 1000 SQ FT / 99 SQ METERS OF LIVING ACCOMMODATION *** THE PERFECT FIRST-TIME / FAMILY HOME ***
Being SOLD with NO ONWARD CHAIN *** 4 BEDROOMS *** 2 SEPARATE RECEPTION ROOMS *** GROUND FLOOR SHOWER
FACILITY/W.C. *** FIRST FLOOR BATHROOM WITH SEPARATE SHOWER ENCLOSURE *** EXTERNALLY THERE IS A BLOCK
PAVED DRIVEWAY PROVIDING OFF ROAD PARKING FOR C. 2 VEHICLES & A FULLY ENCLOSED REAR GARDEN *** VERSATILE
LIVING ACCOMMODATION *** CLOSE PROXIMITY TO AMENITIES, SCHOOLING & EXCELLENT ACCESS TO MAJOR ROAD LINKS
SUCH AS THE GREAT WESTERN WAY, C.4 MILES AWAY FROM THE TOWN CENTRE/OLD TOWN/THE RAILWAY STATION &
JUNCTION 16 OF THE M4 MOTORWAY ***

*** TO FULLY APPRECIATE THIS WONDERFUL HOME, WE WOULD HIGHLY RECOMMEND CONFIRMING YOUR APPOINTMENT
TO VIEW AS SOON AS POSSIBLE ***

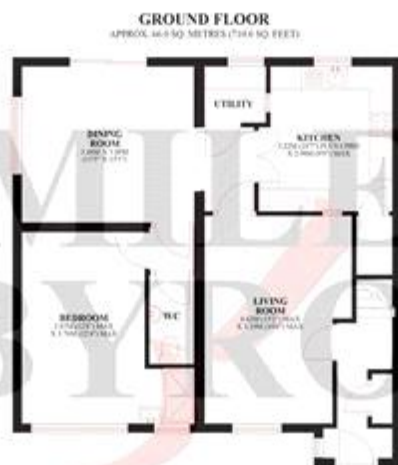
Council Tax Band: C (Swindon Borough Council)
Tenure: Freehold
Parking options: Driveway, Off Street
Garden details: Enclosed Garden, Rear Garden
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains



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TOTAL AREA: APPROX. 99.3 SQ. METRES (1068.5 SQ. FEET)

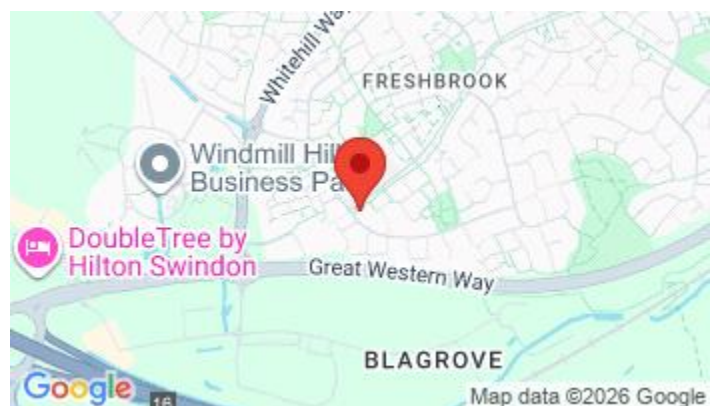


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 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/fitings 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.