



Grange Park, Swindon
Offers Over £350,000

NO ONWARD CHAIN * SOUGHT AFTER LOCATION * A SHORT WALK TO LYDIARD COUNTRY PARK

*** VIEWINGS TO COMMENCE FROM:
SATURDAY 25TH JULY ***

*** CURRENT EPC RATING (C) *** C.
1000 SQ FT / 90 SQ METERS OF
SPACE/ACCOMMODATION *** NO
ONWARD CHAIN *** POSITIONED ON
THE VERY EDGE OF LYDIARD
COUNTRY PARK *** A PRIVATE,
SOUTH FACING REAR GARDEN *** A
MUST VIEW HOME - SOUGHT AFTER
WEST SWINDON LOCATION *** AN
ENVIABLE & QUIET END OF CUL-DE-
SAC POSITION *** A DETACHED
FAMILY HOME WITH VERSATILE
ACCOMMODATION BOASTING: 3
GENEROUS SIZE BEDROOMS & A
FAMILY BATHROOM TO THE FIRST
FLOOR. TO THE GROUND FLOOR
THEIR IS A KITCHEN/BREAKFAST
ROOM, A PARTLY CONVERTED
GARAGE WHICH IS CURRENTLY
BEING UTILISED AS A HOME OFFICE
(ALTERNATIVELY IT COULD BECOME
A CLOAKROOM/W.C./UTILITY ROOM,
AN UNOFFICIAL 4TH BEDROOM OR
THE PERFECT GYM AREA), A
SPACIOUS LIVING ROOM & A
CONSERVATORY WHICH ALSO
MAKES A SUPERB DINING/FAMILY
AREA. THE REAR GARDEN CAN BE
FOUND FULLY ENCLOSED WITH THE
ADDED BENEFIT OF HAVING GATED
SIDE ACCESS WHICH IN TURN
OFFERS A HIGH DEGREE OF
PRIVACY. TO THE FRONT ASPECT
THERE IS A BLOCK PAVED
DRIVEWAY WHICH PROVIDES OFF
STREET PARKING FOR C. 2-3
VEHICLES. THE REMAINING OF THE
GARAGE AREA (ACCESSIBLE FROM
OUTSIDE) HAS AN ELECTRIC
POWERED ROLLER DOOR. THIS
VERY USEFUL STORAGE SPACE HAS
BEEN PREVIOUSLY USED TO STORE
A CHEST FREEZER, MOTORBIKES &
BICYCLES BY THE CURRENT
HOMEOWNERS ***

MILES BYRON are delighted to offer
this stylishly presented DETACHED
family home located within the

“ AN ENVIABLE & QUIET END OF CUL-DE-SAC POSITION ” A DETACHED FAMILY HOME WITH
VERSATILE ACCOMMODATION BOASTING: 3 GENEROUS SIZE BEDROOMS, KITCHEN/BREAKFAST
ROOM, HOME OFFICE. | Freehold

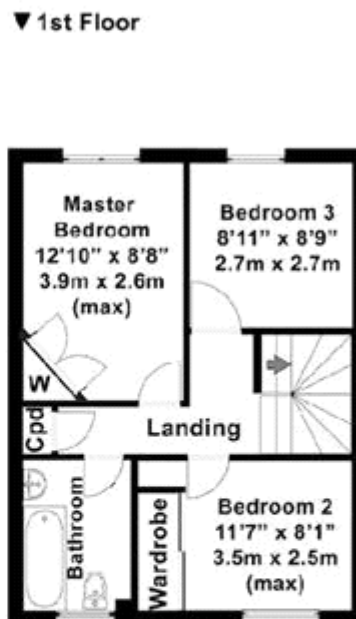
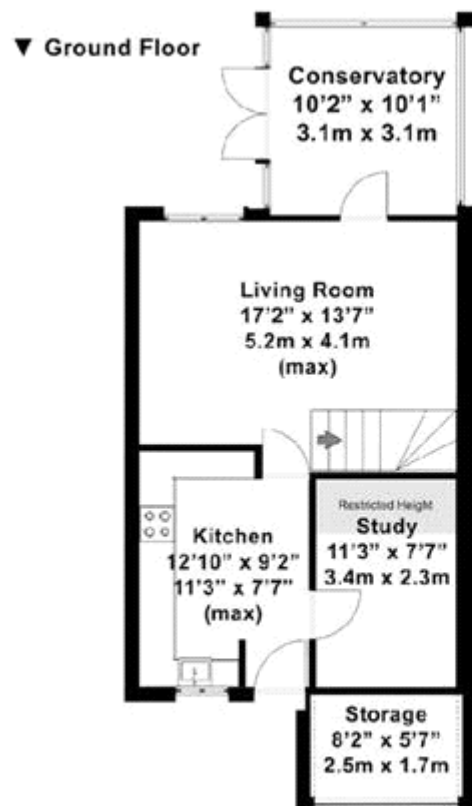
desirable residential area of Grange Park. This delightful home is positioned towards the quieter and enviable end of this sought after road and therefore is a 'stone's throw' of the beautiful Lydiard Country Park as well as being within close proximity to West Swindon Shopping Center, the Link Center (ice rink and leisure complex, Shaw Ridge Leisure Park which consists of a cinema (Cineworld), the Village Hotel & Leisure Club, Ten Pin Bowling and a selection of restaurants. There is also convenient access to major road links such as the Great Western Hospital and Junction 16 Of The M4 Motorway as well as highly reputable primary and secondary schools to choose from within the local area.

To fully appreciate this delightful home, please contact MILES BYRON to arrange and confirm your appointment to VIEW AS SOON AS POSSIBLE.

Council Tax Band: D (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/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.



Total area approx: 973 sq ft / 90 sq m

N.B. Whilst care has been taken with this floor plan to reflect an accurate likeness of the property it should only be used as an approximation for illustrative purposes only; specifically no guarantee is given and all should not be relied on solely as a basis of valuation. Plan not to scale.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	69	76
(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.