



Gorse Hill, Swindon
Offers Over £225,000

FREE OF CHAIN * RECENTLY REDECORATED - READY TO MOVE INTO * POPULAR LOCATION -

*** VIEWINGS TO COMMENCE FROM:
THURSDAY 9TH JULY ***

*** THE PERFECT FIRST TIME
PURCHASE *** FREE OF CHAIN ***
RECENTLY REDECORATED - READY
TO MOVE INTO *** POPULAR
LOCATION - CLOSE BY TO AMENITIES
& REPUTABLE PRIMARY SCHOOLS
*** ADJACENT TO OPEN GREEN
SPACE *** 2 DOUBLE BEDROOMS ***
LIVING ROOM, KITCHEN/DINING
ROOM, UTILITY ROOM, BATHROOM &
LEAN-TO. EXTERNALLY THERE IS A
GENEROUS IN SIZE & FULLY
ENCLOSED REAR GARDEN + OFF
STREET PARKING FOR C.2
VEHICLES TO THE REAR ASPECT.

*** PLEASE NOTE: THERE IS ALSO
ON STREET PARKING WHICH IS
(NON-RESIDENTS/NO PERMIT
REQUIRED). AVAILABLE ON A FIRST
COME BASIS ONLY ***

MILES BYRON are delighted to offer
FOR SALE this well presented END OF
TERRACE home located in Gorse Hill.
Situated on the outskirts of the Town
Centre and within walking distance of
the Railway Station & local College.

*** VIEWING IS HIGHLY
RECOMMENDED ***

Council Tax Band: B (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

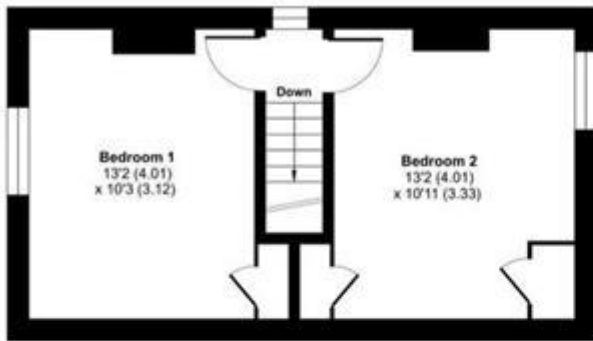
CLOSE BY TO AMENITIES & REPUTABLE PRIMARY SCHOOLS ~ 2 DOUBLE BEDROOMS ~ LIVING
ROOM, KITCHEN/DINING ROOM, UTILITY, BATHROOM, LEAN-TO, OFF STREET PARKING FOR C.2
VEHICLES | Freehold



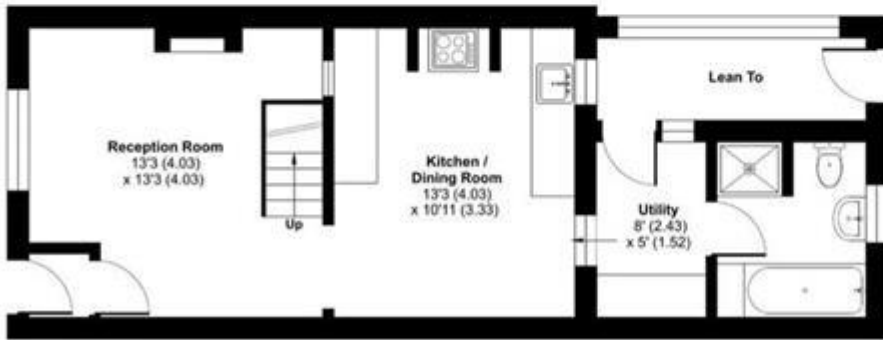
Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors,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

Approximate Area = 757 sq ft / 70.3 sq m (exclude lean to)

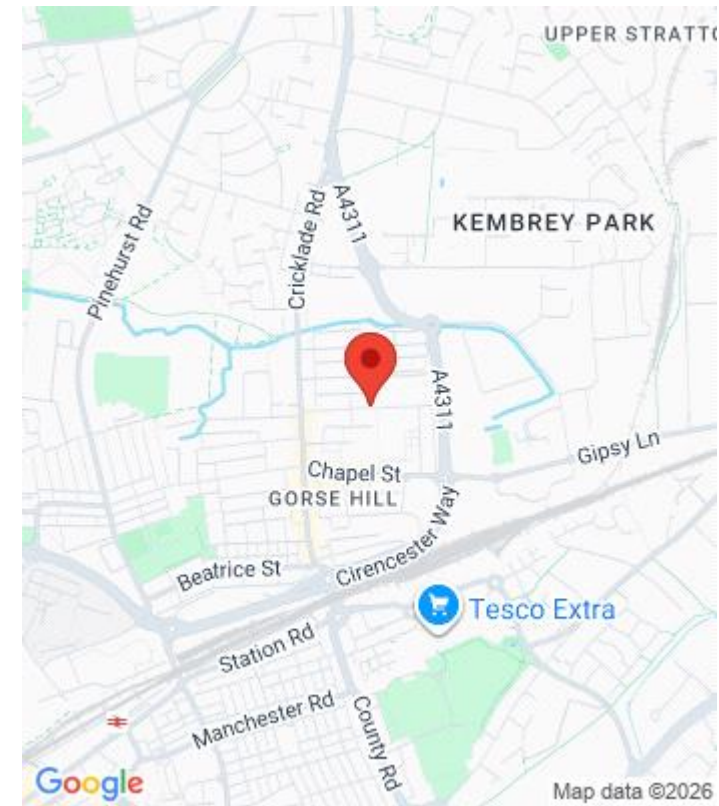
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		82
(55-68)	D	58	
(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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