



Cloverlands, Haydon Wick, Swindon
Guide Price £350,000

A well presented & deceptively spacious DETACHED family home located along a very popular cul-de-sac

*** Viewings to commence from:
Thursday 16th July ***

road in Haydon Wick. Providing versatile and split level living accommodation boasting: 4 BEDROOMS, a fully enclosed rear garden, driveway & GARAGE | Freehold

MILES BYRON are delighted to offer For Sale this well presented and deceptively spacious DETACHED family home located along a very popular cul-de-sac road in Haydon Wick. Providing versatile and split level living accommodation. The accommodation briefly comprises: Entrance hall, cloakroom/W.C., kitchen/dining room, living room, 4 BEDROOMS + a family sized shower room. Externally there are front and well tended & fully enclosed rear gardens, block paved driveway parking + a SINGLE GARAGE.

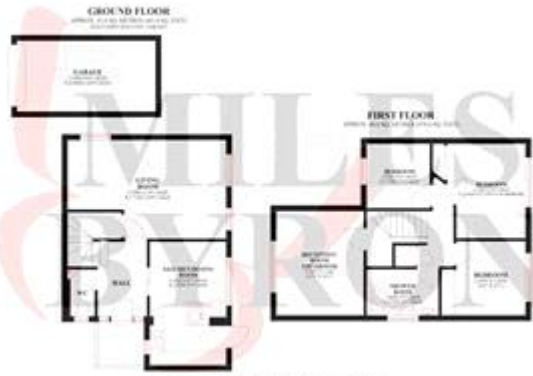
Location: Haydon Wick - Close proximity to the Orbital Retail Park as well as being within a short walk/commute to local reputable schooling and in addition provides superb access to major road links such as the A419, A420, J.15 & J.16 of the M4 Motorway & the Great Western Hospital.

To fully appreciate this delightful property, MILES BYRON would highly recommended confirming your appointment to VIEW AS SOON AS POSSIBLE.

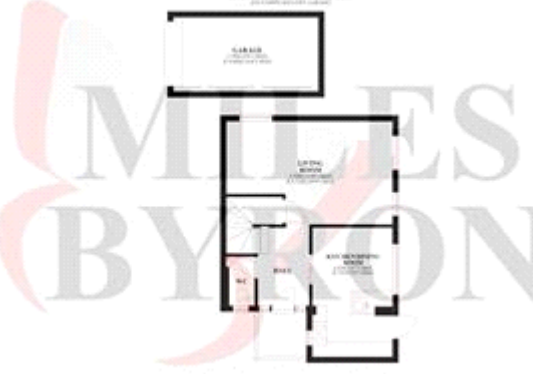
Council Tax Band: D (Swindon Borough Council)
Tenure: Freehold
Parking options: Driveway, Garage, Off Street
Garden details: Enclosed Garden, Rear Garden
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains



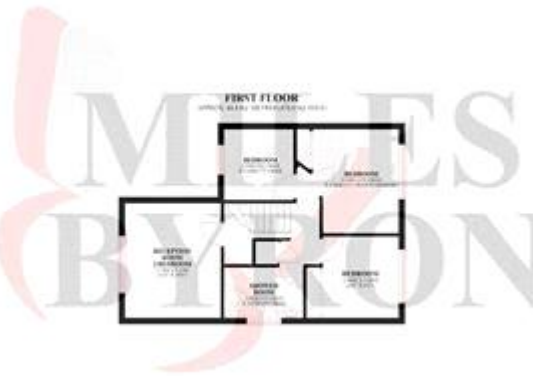
Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, 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/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. 90.8 SQ METRES (218.8 SQ FEET)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		89
(69-80)	C	79	
(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.