



**Thorne Road, Eldene, Swindon**  
**Guide Price £325,000**

NO ONWARD CHAIN \* SCOPE/POTENTIAL TO IMPROVE & EXTEND FURTHER (S.T.P.P) \* A LINK-

\*\*\* VIEWINGS TO COMMENCE FROM:  
WEDNESDAY 19TH AUGUST \*\*\*

\*\*\* Being SOLD with NO ONWARD  
CHAIN \* SCOPE/POTENTIAL TO  
IMPROVE & EXTEND FURTHER  
(S.T.P.P) \*\*\*

MILES BYRON are delighted to offer  
For Sale this LINK-DETACHED &  
EXTENDED 3 BEDROOM family home  
situated on a generous size plot with a  
block paved driveway providing off  
street parking for C. 3-4 vehicles, a fully  
enclosed and generous in size rear  
garden offering a high degree of  
privacy.

Other attributes include: A replaced  
roof (completed in C. 2022 &  
guaranteed until July 2032), a newly  
fitted heating system with new  
radiators & combination boiler  
(including remaining warranty until  
December 2033) (completed in C.  
2023), a newly fitted electric powered  
garage roller door (C. 2024). In  
addition this property has a PFS alarm  
system with cameras & CCTV monitor  
(a paid service & subscription will be  
required if you wish to continue the  
service (this is optional).

The living accommodation briefly  
comprises: Entrance porch, entrance  
hallway, living room, dining area,  
kitchen / breakfast room. To the first  
floor there are three bedroom and a  
spacious bathroom.

Eldene: There is excellent access to  
amenities such as Greenbridge Retail  
Park, A 24 hour gym, A local  
supermarket, infant, primary &  
secondary school (Dorcan Academy)  
can also be found within close  
proximity. In addition this property also  
provides a short commute to The Great  
Western Hospital, Junction 15 of the  
M4 Motorway, the A419, A420 & the  
A417. There are also pleasant, local  
places close by for a walk with the dog,

**DETACHED & EXTENDED 3 BEDROOM** family home situated on a generous size plot with a block paved  
driveway providing off street parking for C. 3-4 vehicles | Freehold

a run or simply a gentle stroll around Overbrook Lagoon and/or Coate Water Country Park.

\* To fully appreciate this delightful home, MILES BYRON would highly recommend 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, 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/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.

