



**Queens Drive, Swindon**  
**Guide Price £325,000**

\* NO CHAIN! \* 3 BEDROOMS \* + A MODERN FIRST FLOOR BATHROOM & A SEPARATE W.C. \* A

\*\*\* Being SOLD with NO ONWARD CHAIN! \*\*\* 3 BEDROOMS \*\*\* + A MODERN & STYLISH FIRST FLOOR BATHROOM & A SEPARATE W.C. \*\*\* A MODERN KITCHEN WITH A SELECTION OF INTEGRATED APPLIANCES \*\*\* AN OPEN PLAN LIVING/DINING ROOM \*\*\* A LARGE, WELL TENDED & FULLY ENCLOSED REAR GARDEN BOASTING A SOUTH, WESTERLY FACING & PRIVATE ASPECT \*\*\* Attributes Include: uPVC double glazing, gas radiator central heating, a driveway providing ample off street parking + a garage & a separate shed/workshop area.

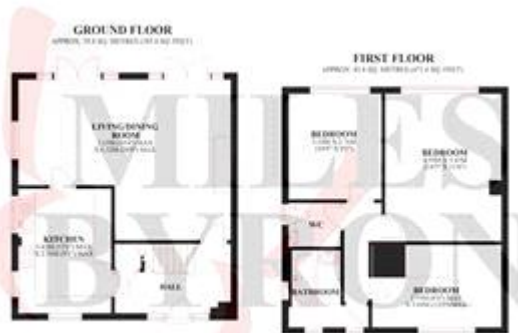
This MUST VIEW home is located within a short walk to Lawn Woods, reputable primary schools, doctor surgery, local shops/amenities and within close proximity to both Old Town, The Town Centre, railway station and Coate Water Country Park. In addition the enviable position provides fantastic access to the Great Western Hospital and superb access to Junction 15 of the M4 Motorway.

Tenure: Freehold

**MODERN KITCHEN WITH A SELECTION OF INTEGRATED APPLIANCES \* AN OPEN PLAN LIVING/DINING ROOM \* A LARGE & PRIVATE REAR GARDEN A SOUTH, WESTERLY FACING ASPECT DRIVEWAY & GARAGE. | 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/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. 79.7 SQ. METRES (857.5 SQ. FEET)

All images and floor plans are intended to give an impression of the general layout and are not intended to be used as a substitute for a professional survey. The images are intended to give a general indication of the proposed layout only. All images and dimensions are not intended to be used as a substitute for a professional survey. Please contact Miles Byron for more information.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		83
(55-68)	D	69	
(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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