



**Donnington Grove, Lawn, Swindon**  
**Guide Price £350,000**

NO ONWARD CHAIN! \*\*\* 3 BEDROOMS \*\*\* FIRST FLOOR BATHROOM \*\*\* DOWNSTAIRS W.C. \*\*\* A

\*\*\* PROPERTY LAUNCH EVENT: THIS  
COMING SATURDAY - 25TH MAY 2024  
\*\*\*

MODERN KITCHEN. + A SEPARATE UTILITY ROOM \*\*\* AN OPEN PLAN LIVING/DINING ROOM \*\*\* A  
LARGE, SOUTH WESTERLY FACING REAR GARDEN, DRIVEWAY + GARAGE. | Freehold **SOLD  
STC**

\*\*\* Being SOLD with NO ONWARD  
CHAIN! \*\*\* 3 BEDROOMS \*\*\* FIRST  
FLOOR BATHROOM \*\*\* DOWNSTAIRS  
W.C. \*\*\* A MODERN KITCHEN. + A  
SEPARATE UTILITY ROOM \*\*\* 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  
block paved driveway providing of  
street parking + a partial  
garage/storage space. To fully  
appreciate this delightful family sized  
home, MILES BYRON would highly  
recommend confirming your  
appointment to view as soon as  
possible!

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.

Tenure: Freehold



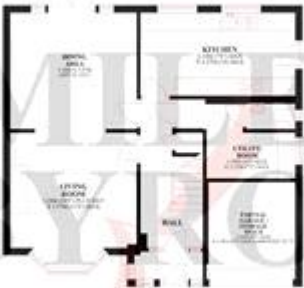
Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors,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



TOTAL AREA: APPROX. 74.4 SQ. METRES (149.5 SQ. FEET)

All figures are based on the information provided and are intended to provide a general guide only. All figures are approximate and should not be used for any legal or financial purposes. The information is provided for information only and does not constitute an offer of any kind.

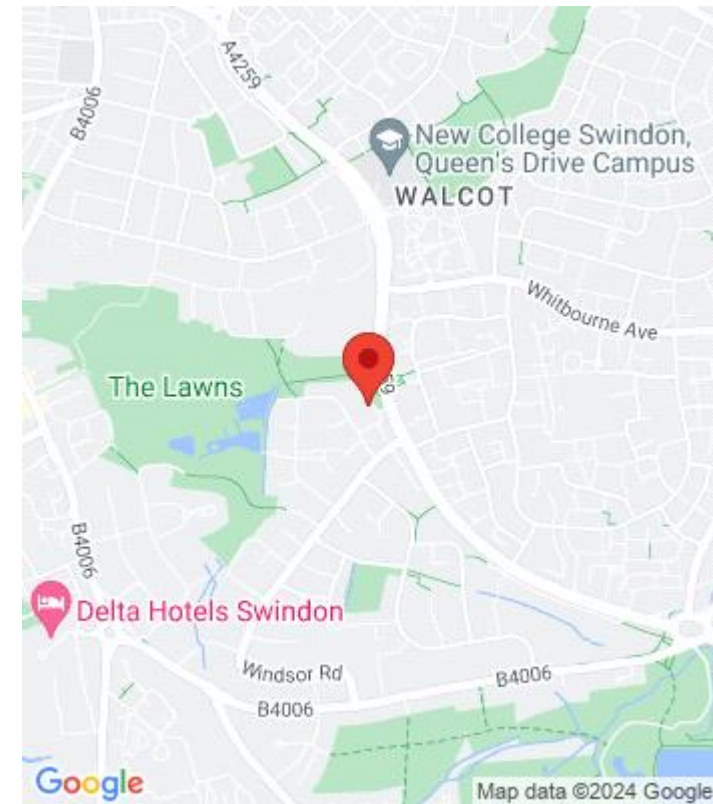
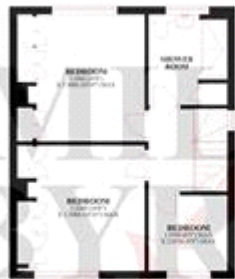
GROUND FLOOR  
APPROX. 43.4 SQ. METRES (145.5 SQ. FEET)



TOTAL AREA: APPROX. 74.4 SQ. METRES (149.5 SQ. FEET)

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FIRST FLOOR  
APPROX. 31.0 SQ. METRES (103.0 SQ. FEET)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	68	84
<b>England &amp; Wales</b>	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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