



Coleview, Swindon
Offers Over £275,000

NO ONWARD CHAIN! * 3 BEDROOMS *** KITCHEN/BREAKFAST ROOM *** LIVING/DINING ROOM**

*** READY TO MOVE INTO *** Being
SOLD with NO ONWARD CHAIN! *** 3
BEDROOMS *** KITCHEN/DINING
ROOM *** SPACIOUS LIVING ROOM
*** DRIVEWAY PARKING + GARAGE

*** MILES BYRON are delighted to offer
'For Sale' this SEMI DETACHED family
home located within the very desirable
residential area of Coleview - East Of
Swindon. The property benefits from
having a fully enclosed rear garden
boasting a SOUTH FACING ASPECT
with a gate providing side access.
Attributes include: uPVC double
glazing & gas radiator central heating.
Located within close proximity to
amenities, schools, Greenbridge
Retail Park and superb access to
major road links such as the A420,
A419, Junction 15 of the M4 Motorway
and the Great Western Hospital.
Viewing is highly recommended!

Tenure: Freehold

**** DRIVEWAY PARKING + GARAGE **** A SEMI DETACHED family home located within the very
desirable residential area of Coleview. | Freehold **SOLD STC**



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. 105.880 METRES (1155.2 SQ FEET)

All measurements are for finished internal spaces and are intended to provide an approximate guide only. The actual measurements may vary slightly from those shown on the drawings. The actual area may vary slightly from those shown on the drawings. The actual area may vary slightly from those shown on the drawings.



TOTAL AREA: APPROX. 61.740 METRES (679.3 SQ FEET)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		66	85
England & Wales		EU Directive 2002/91/EC	
<small>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.</small>			



Viewing by appointment only
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