



Rochford Close, Grange Park, Swindon
Guide Price £380,000

CHAIN FREE* 3 DOUBLE BEDROOMS * 2 RECEPTION ROOMS + CONSERVATORY + DOUBLE

*** ALL VIEWINGS TO COMMENCE
FROM: MONDAY 1ST JULY 2024 ***

*** BEING SOLD WITH NO ONWARD
CHAIN *** 3 DOUBLE BEDROOMS *
TWO SEPARATE RECEPTION ROOMS
+ CONSERVATORY + A FULLY
ENCLOSED REAR GARDEN
BOASTING A SOUTH FACING &
PRIVATE ASPECT *** DOUBLE WIDTH
DRIVEWAY & DOUBLE GARAGE *
THIS WELL PRESENTED FAMILY
HOME IS SITUATED WITHIN A
'STONES THROW' TO LYDIARD
COUNTRY PARK * READY TO MOVE
INTO - A MODERN, RE-FITTED
KITCHEN & A VERY STYLISH FIRST
FLOOR BATHROOM * CLOSE
PROXIMITY TO AMENITIES * SUPERB
ACCESS TO BOTH PRIMARY &
SECONDARY SCHOOLS, SUPERB
ACCESS TO MAJOR ROAD LINKS
SUCH AS THE GREAT WESTERN
WAY & JUNCTION 16 OF THE M4
MOTORWAY *

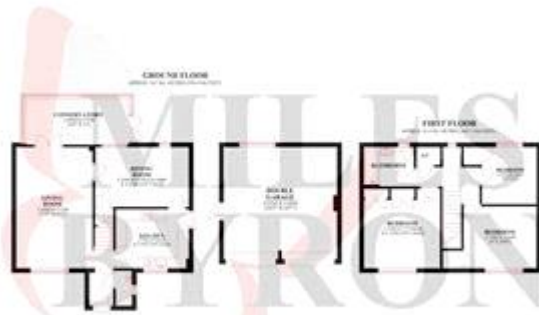
To fully appreciate this amazing
property, a viewing is highly
recommended by the homeowners
sole agent MILES BYRON.

Tenure: Freehold

**WIDTH DRIVEWAY & DOUBLE GARAGE ** WELL PRESENTED FAMILY HOME IS SITUATED WITHIN A
'STONES THROW' TO LYDIARD COUNTRY PARK * READY TO MOVE INTO - A MODERN, RE-FITTED
KITCHEN & BATHROOM | Freehold**

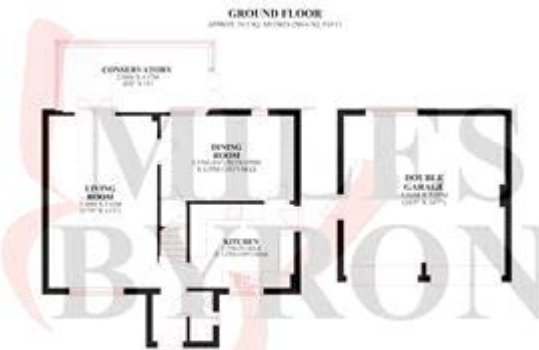


Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors,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



SECOND FLOOR

TOTAL AREA APPROX. 76.1 SQ. METRES (817.7 SQ. FEET)



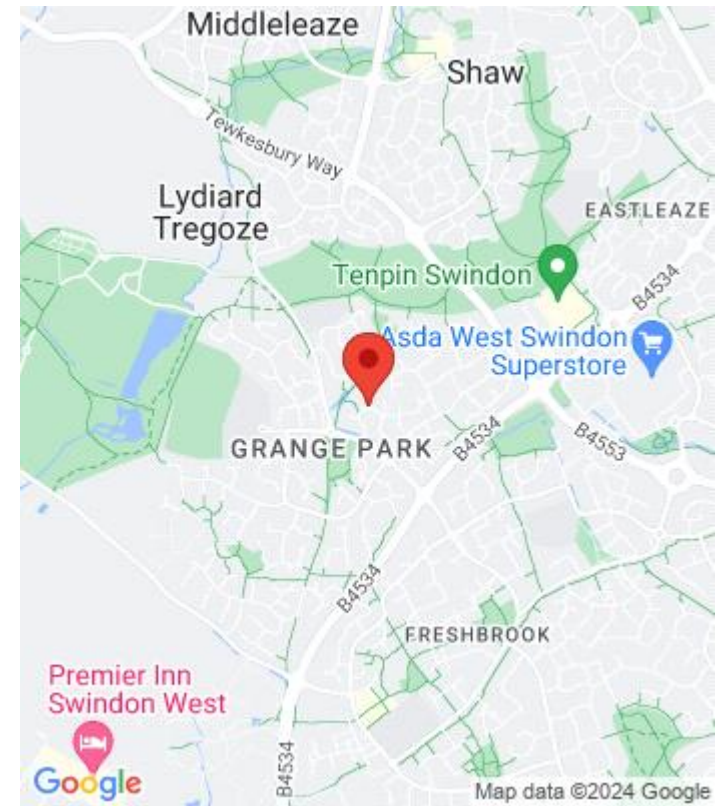
GROUND FLOOR

TOTAL AREA APPROX. 76.1 SQ. METRES (817.7 SQ. FEET)



FIRST FLOOR

APPROX. 41.4 SQ. METRES (442.7 SQ. FEET)



Energy Efficiency Rating

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		82
(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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