



Warbeck Gate, Grange Park, Swindon
Guide Price £350,000

BEING SOLD WITH NO ONWARD CHAIN! SOUGHT AFTER WEST SWINDON LOCATION *** A SHORT

WALK TO LYDIARD COUNTRY PARK, AMENITIES & REPUTABLE SCHOOLS **** A DETACHED FAMILY HOME BOASTING: 4 BEDROOMS + A SOUTH FACING REAR GARDEN. | Freehold **SOLD STC**

*** BEING SOLD WITH NO ONWARD CHAIN! SOUGHT AFTER WEST SWINDON LOCATION *** A SHORT WALK TO LYDIARD COUNTRY PARK, AMENITIES & REPUTABLE SCHOOLS *** A DETACHED FAMILY HOME BOASTING: 4 BEDROOMS, DOWNSTAIRS CLOAKROOM/ W.C., FIRST FLOOR BATHROOM, LIVING ROOM, DINING AREA, CONSERVATORY, KITCHEN/ BREAKFAST ROOM/UTILITY AREA * A FULLY ENCLOSED REAR GARDEN BOASTING A SOUTH FACING ASPECT WHICH IN TURN PROVIDES A HIGH DEGREE OF PRIVACY, DRIVEWAY PARKING + SINGLE GARAGE *** MILES BYRON are delighted to offer For Sale this modern home located within close proximity to amenities such as West Swindon Shopping Centre and superb access to Junction 16 of the M4 Motorway & the Great Western Way. Both Swindon Town Centre & Old Town is also approximately 4 miles away. To fully appreciate this wonderful home, MILES BYRON would highly recommend confirming an appointment to VIEW AS SOON AS POSSIBLE!

Tenure: Freehold



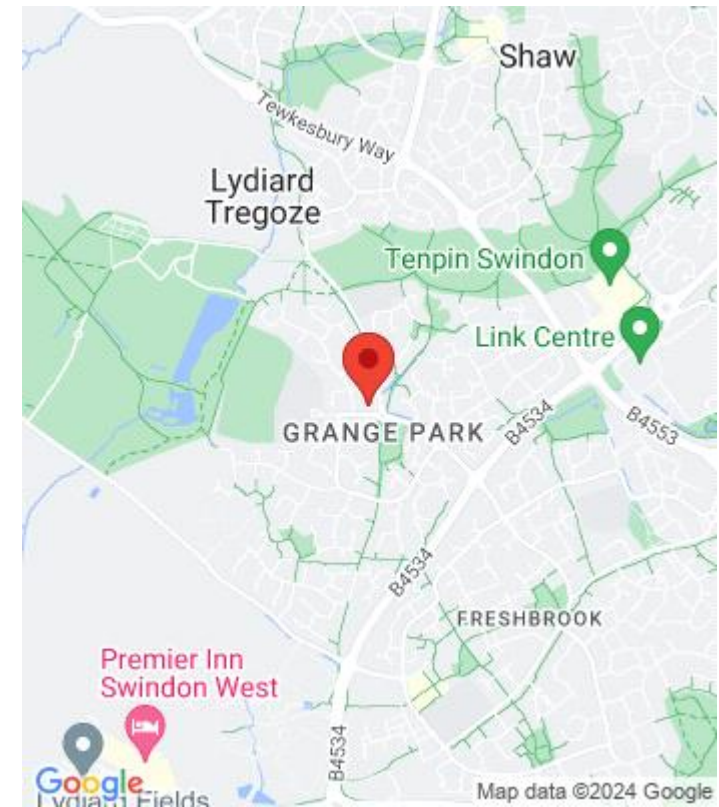
Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, 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. 111.50 METRES (1221.750 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		
		83
	62	
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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