



Haynes Close, Eldene, Swindon
Guide Price £295,000

3 bedroom semi-detached house for sale | Freehold **SOLD STC**

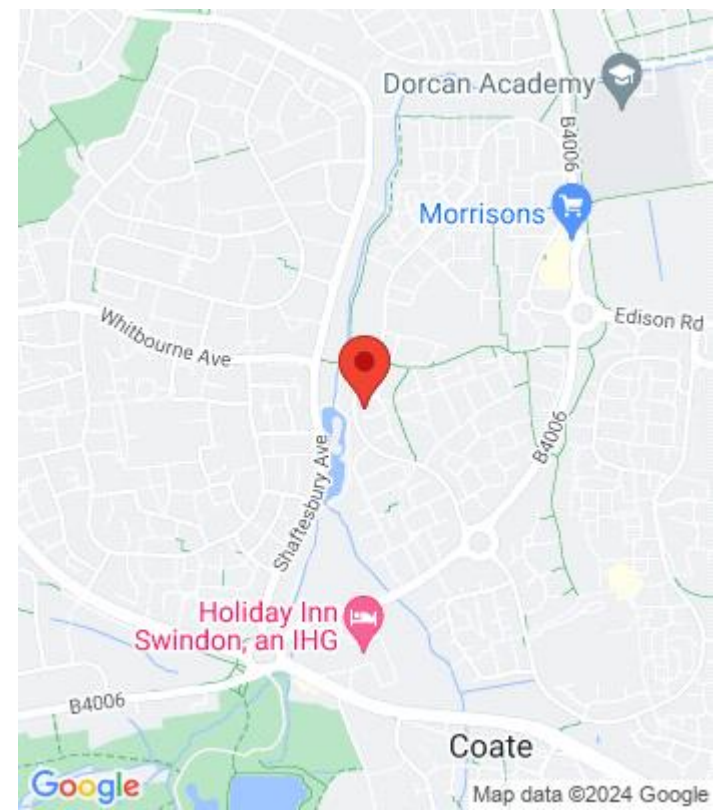
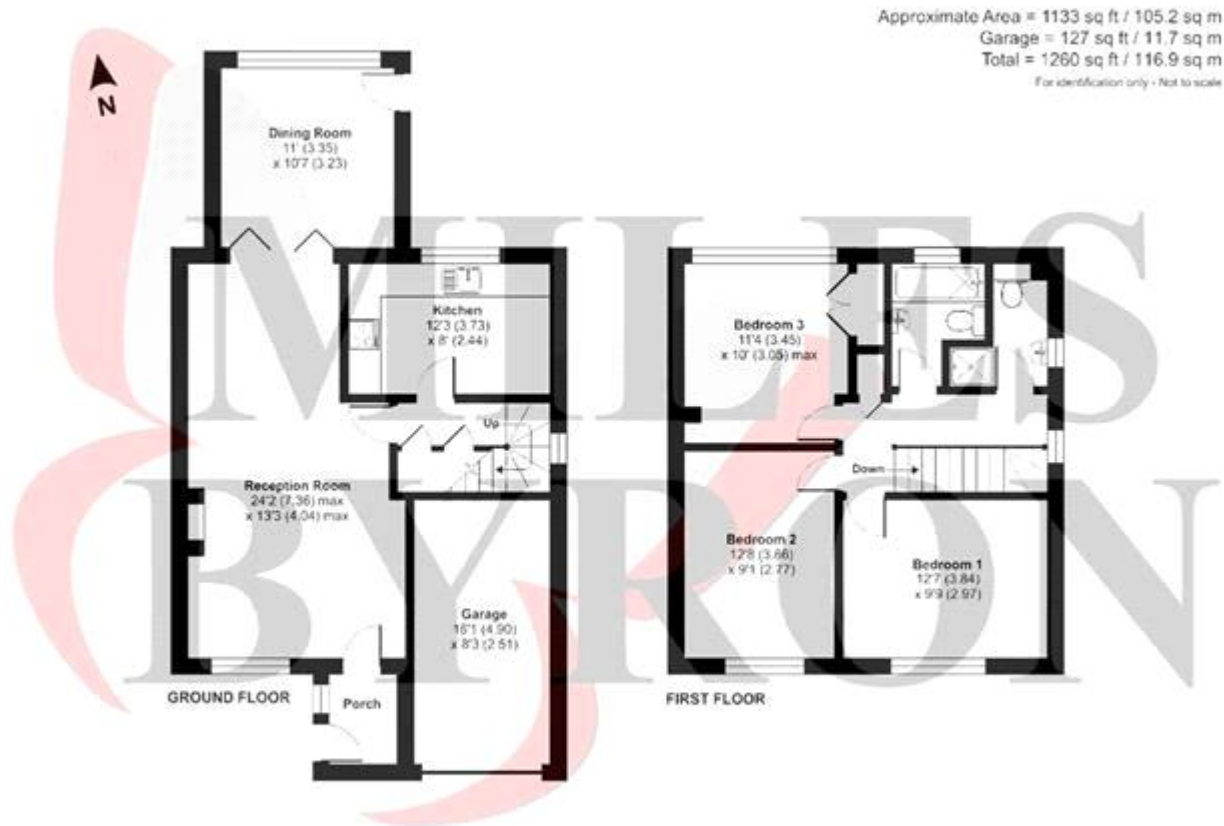
*** A MUST VIEW HOME *** AN EXTENDED HOME - C.1133 SQ FT / 1260 SQ FT (INCLUDING GARAGE) *** 3 DOUBLE BEDROOMS, FIRST FLOOR BATHROOM + A SEPARATE SHOWER ROOM *** PLEASANT FRONT ASPECT VIEWS *** POSITIONED TOWARDS THE END OF A QUIET & FAVOURABLE CUL-DE-SAC ROAD *** MILES BYRON are delighted to offer For Sale this well presented and deceptively spacious SEMI DETACHED FAMILY SIZED HOME. The living accommodation briefly comprises: Entrance porch, c.24' x 13' living room, separate dining room and kitchen, three bedrooms, bathroom & shower room. Externally the property benefits from a low in maintenance & fully enclosed rear garden with a gate providing side access to the driveway which in turn provides off street parking. This delightful property also benefits from having a single garage (the perfect space for storage or the potential to convert to additional living accommodation if required (S.T.P.P.)).

Eldene: There is excellent access to amenities such as Greenbridge Retail Park, A 24 hour gym, A local supermarket & local reputable schools. In addition this property also provides a short commute to The Great Western Hospital, Junction 15 of the M4 Motorway, the A419, A420 & the A417. There are also pleasant, local places close by for a walk with the dog, a run or simply a gentle stroll around Overbrook Lagoon and/or 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		64	76
(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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