



**Ramsthorn Close, Woodhall Park, Swindon**  
**Offers Over £190,000**

\* The Perfect First Time Purchase \* 2 BEDROOM TERRACED HOME located within the desirable

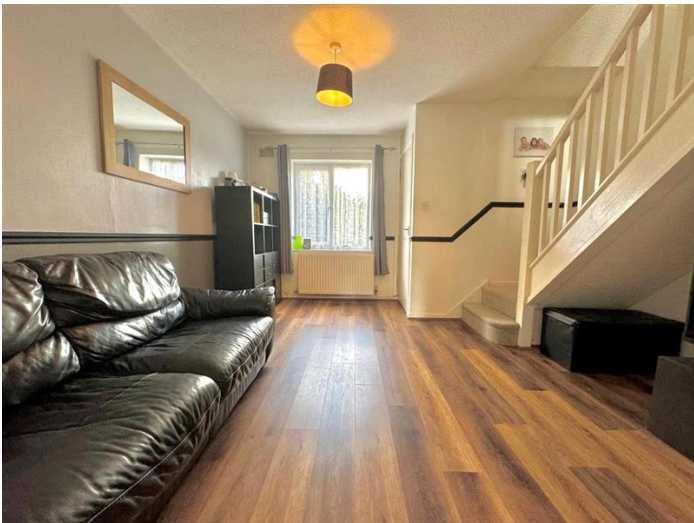
\*\*\* Property Launch Event: Saturday -  
10th August 2024 \*\*\*

\*\*\* The Perfect First-Time/Investment Purchase \*\*\* MILES BYRON are delighted to offer FOR SALE this 2 BEDROOM TERRACED HOME located within the desirable residential area of Woodhall Park in North Swindon. Conveniently located within close proximity to amenities such as the Orbital Shopping Centre as well as local primary & secondary schools and superb access to major road links such as the A419, A420, Junction 15 & 16 of the M4 Motorway & the Great Western Hospital.

Attributes include: Entrance porch, living room, kitchen / dining room, two bedrooms & bathroom to the first floor + a larger than average size rear garden boasting a SOUTH FACING aspect + far reaching views to the front. Externally there is an allocated parking space for C. 1 vehicle. To fully appreciate this DELIGHTFUL STARTER HOME, we would highly recommend confirming your appointment to VIEW AS SOON AS POSSIBLE!

Tenure: Freehold

residential area of woodhall Park in North Swindon. Conveniently located within close proximity to amenities, a SOUTH FACING rear garden + allocated parking. | 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. 49.2 SQ. METRES (530.1 SQ. FEET)  
All images used are for illustrative purposes only and are intended to convey the concept and scope for the proposed development only. These plans are intended to give a general indication of the proposed house only. All images and dimensions are not intended to form part of any contract or warranty. Plan produced using Plot24.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>	73	
(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		
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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