



**Popplechurch Drive, Covingham, Swindon**  
**Guide Price £325,000**

A stunningly presented 2 DOUBLE BEDROOM DETACHED BUNGALOW boasting a modern kitchen,

\*\*\* SOUGHT AFTER EAST SWINDON LOCATION \*\*\* A QUIET CUL-DE-SAC POSITION \*\*\* CLOSE PROXIMITY TO AMENITIES SUCH AS GREENBRIDGE RETAIL PARK & SUPERB ACCESS TO MAJOR ROAD LINKS, THE GREAT WESTERN HOSPITAL & THE DELIGHTFUL COATE WATER COUNTRY PARK CAN ALSO BE FOUND CLOSE-BY \*\*\*

MILES BYRON are delighted to offer For Sale this stylishly presented DETACHED BUNGALOW located within the very sought after residential area of Covingham. This beautiful home has been renovated to a high standard and is ready to move into! Attributes include a PRIVATE, SOUTH FACING REAR GARDEN which has been professionally landscaped. The living accommodation briefly comprises: Entrance hall, modern shower room, living room, 2 DOUBLE BEDROOMS, modern kitchen & a garden room. Externally this delightful home provides ample off street parking via a large block paved driveway + a larger than average garage / workshop with power and lighting. To fully appreciate this wonderful property, MILES BYRON would highly recommend confirming your appointment to VIEW AS SOON AS POSSIBLE!

Tenure: Freehold

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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.

## PROPERTY LAYOUT

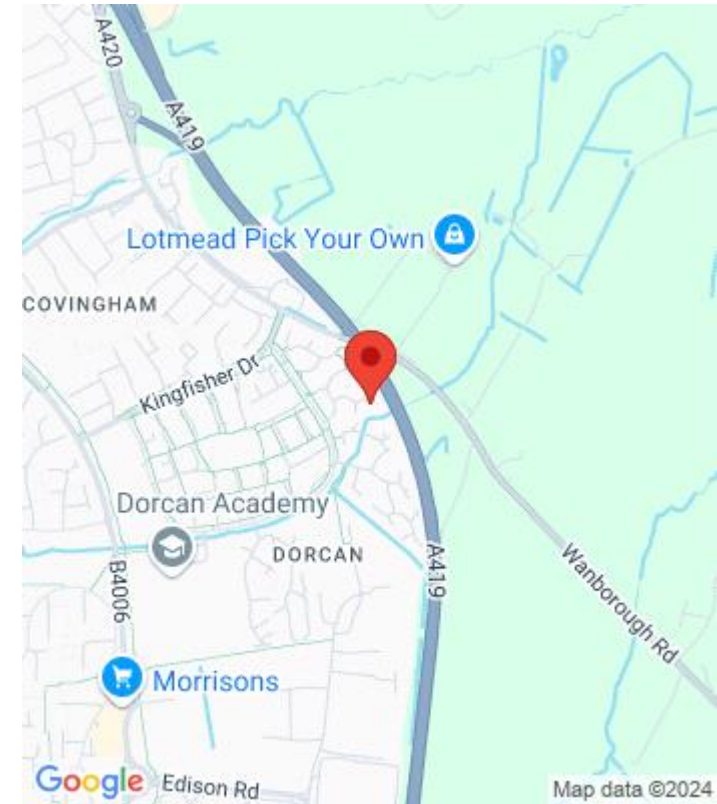
APPROX. 63.1 SQ. METRES (679.3 SQ. FEET)



TOTAL AREA: APPROX. 63.1 SQ. METRES (679.3 SQ. FEET)

All images used are for illustrative purposes only and are intended to convey the concept and vision for the properties advertised only. Floor plans are intended to give a general indication of the proposed layout only. All images and dimensions are not intended to form part of any contract or warranty.

Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C	71	
(55-68)	D		
(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.