



**Barrington Close, Liden, Swindon**  
**Offers Over £265,000**

3 bedroom semi-detached house for sale | Freehold

\*\*\* A MUST VIEW FAMILY SIZED HOME WITH AMPLE STORAGE SPACE ON OFFER \*\*\* STYLISHLY PRESENTED THROUGHOUT - READY TO MOVE INTO \*\*\* A POPULAR EAST SWINDON LOCATION \*\*\* A QUIET & SECLUDED CUL-DE-SAC POSITION WITH DELIGHTFUL GREEN SPACE VIEWS TO THE FRONT ASPECT \*\*\* DOWNSTAIRS W.C., 3 GOOD SIZE BEDROOMS + A FIRST FLOOR BATHROOM \*\*\* A FULLY ENCLOSED & GOOD SIZE FRONT & REAR GARDENS BOASTING A HIGH DEGREE OF PRIVACY + AN OUTBUILDING/SHED, SINGLE GARAGE + DRIVEWAY PARKING FOR C. 1 VEHICLE \*\*\*

\*\*\* Conveniently Located Close By To The Great Western Hospital, Greenbridge Retail Park, Junction 15 of the M4 Motorway, Old Town amenities and 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		63	
(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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