



**Kimbolton Close, Freshbrook, Swindon**  
**£160,000**

1 bedroom end-terraced house for sale | Freehold

\*\*\* THE IDEAL FIRST-TIME / INVESTMENT PURCHASE \*\*\*

\*\*\* BEING SOLD WITH NO ONWARD CHAIN! \*\*\*

MILES BYRON are delighted to offer For Sale this 1 DOUBLE BEDROOM END OF TERRACE home which is located within the popular Freshbrook area of West Swindon. Attributes include: UPVC DOUBLE GLAZING, A CORNER PLOT GARDEN + A PARKING SPACE.

The ground floor living accommodation comprises: Entrance porch, living area which in turn is open plan to the kitchen.

First Floor: Landing, bedroom + a bathroom.

This property also benefits from: A PARKING SPACE FOR C.1 VEHICLE.

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.



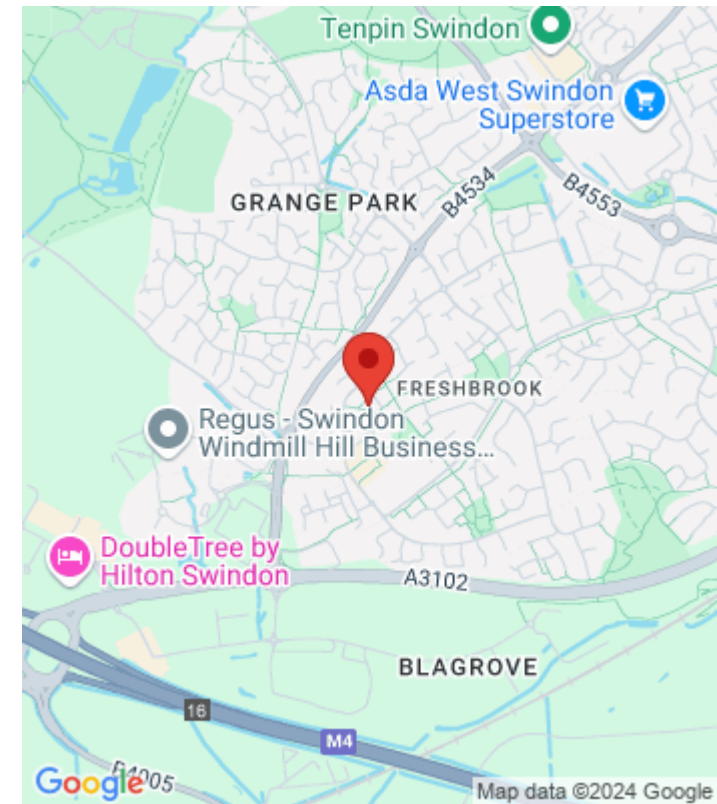
**TOTAL AREA: APPROX. 50.5 SQ. METRES (543.6 SQ. FEET)**

All images used are for illustrative purposes only and are intended to convey the concept and vision for the proposed development 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 Plot 16.



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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>                            |         | 91                      |
| (69-80) <b>C</b>                            | 72      |                         |
| (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 |         |                         |
| <b>England &amp; Wales</b>                  |         | 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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