



**Chicory Close, Pembroke Park, Swindon**  
**£290,000**

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ROOMS \*\*\* 3 BEDROOMS + EN-SUITE  
SHOWER ROOM \*\*\* DOWNSTAIRS  
W.C. \*\*\* DRIVEWAY + GARAGE \*\*\*

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GARAGE \*\*\* | Freehold

\*\*\* THE HOMEOWNERS HAVE  
FOUND & SECURED A PROPERTY  
TO PURCHASE WHICH HAS THE  
ADDED BONUS OF HAVING NO  
ONWARD CHAIN! \*\*\*

MILES BYRON are delighted to offer  
For Sale this well presented SEMI  
DETACHED family home located with  
in the very popular Pembroke Park  
area.

Conveniently located within close  
proximity to amenities, primary and  
secondary schools as well as offering  
superb access to major road links.

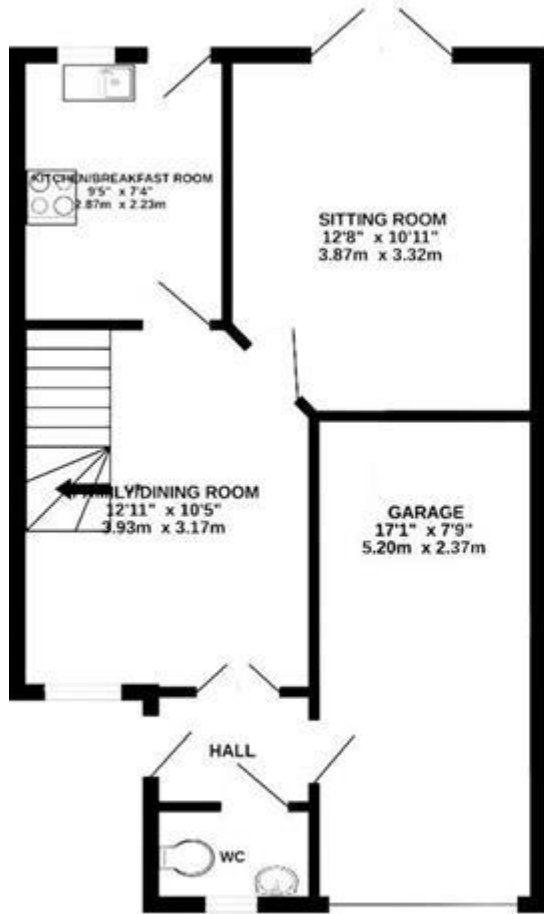
To fully appreciate this delightful  
property, MILES BYRON would highly  
recommend confirming your  
appointment to VIEW AS SOON AS  
POSSIBLE!

Tenure: Freehold

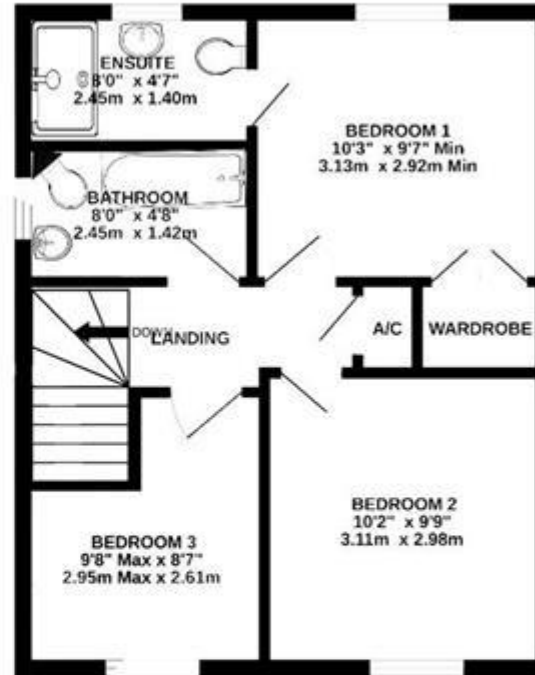


Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, 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/fixings 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.

GROUND FLOOR  
510 sq ft. (47.4 sq.m.) approx.



1ST FLOOR  
421 sq ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 932 sq ft. (86.5 sq.m.) approx.



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>	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.