



Matley Moor, Liden, Swindon
Guide Price £250,000

'SHOW HOME' CONDITION & PRESENTATION *** 2 DOUBLE BEDROOMS *** GARAGE + DRIVEWAY

*** VIEWINGS TO COMMENCE FROM:
MONDAY 4TH NOVEMBER ***

THE PERFECT FIRST-TIME
PURCHASE *** 'SHOW HOME'
CONDITION & PRESENTATION *** 2
DOUBLE BEDROOMS *** GARAGE +
DRIVEWAY PARKING FOR C. 2
VEHICLES *** HEAD OF CUL-DE-SAC
LOCATION *** A FULLY ENCLOSED
AND LARGER THAN AVERAGE SIZE
REAR GARDEN BACKING ONTO A
WOOD COPSE ***

** 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 ***.

MILES BYRON are delighted to offer
For Sale this STUNNINGLY
PRESENTED SEMI DETACHED home
located within the sought after
residential area of Liden. The
deceptively spacious living
accommodation briefly comprises:
Entrance porch, living/dining room, a
modern and stylish kitchen/breakfast
room with integrated appliances. To
the first floor there are two good size
bedrooms and a modern bathroom.
Attributes include: UPVC double
glazing and gas radiator central
heating. To fully appreciate this
exceptional home, MILES BYRON
would highly recommend confirming
your appointment to VIEW AS SOON
AS POSSIBLE!

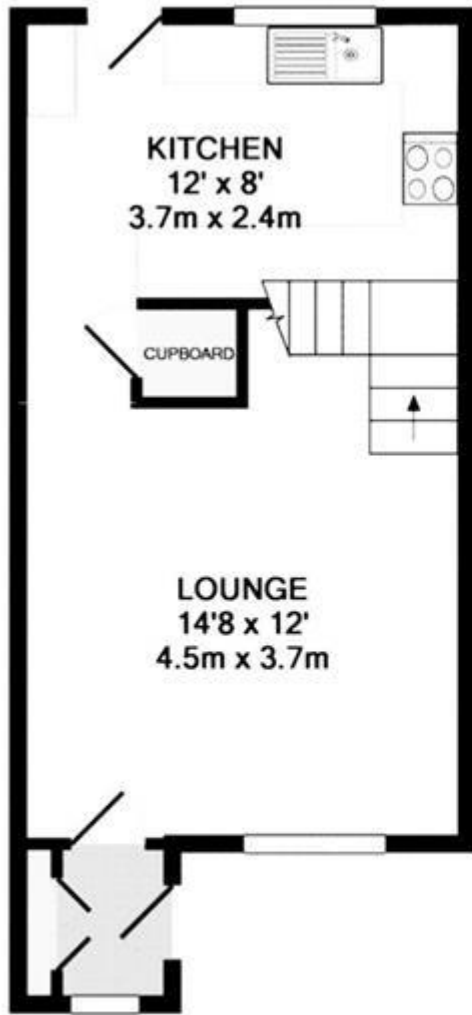
Tenure: Freehold

PARKING FOR C. 2 VEHICLES **** HEAD OF CUL-DE-SAC LOCATION **** A FULLY ENCLOSED AND
LARGER THAN AVERAGE SIZE REAR GARDEN BACKING ONTO A WOOD COPSE *** | Freehold

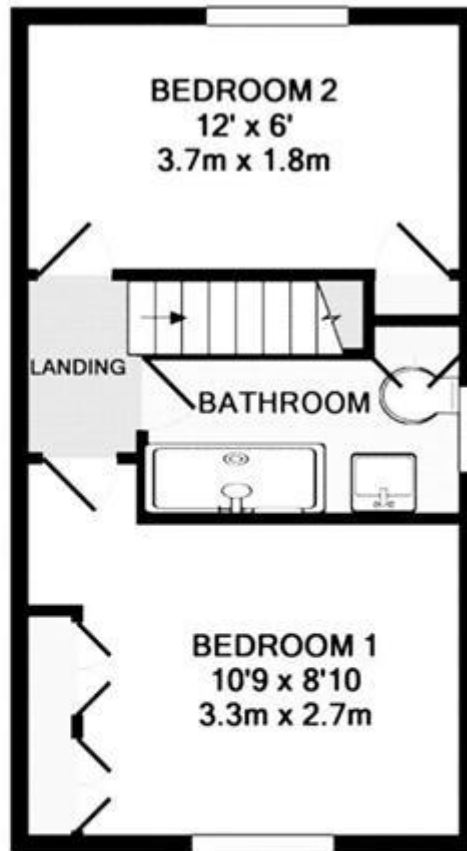
SOLD STC



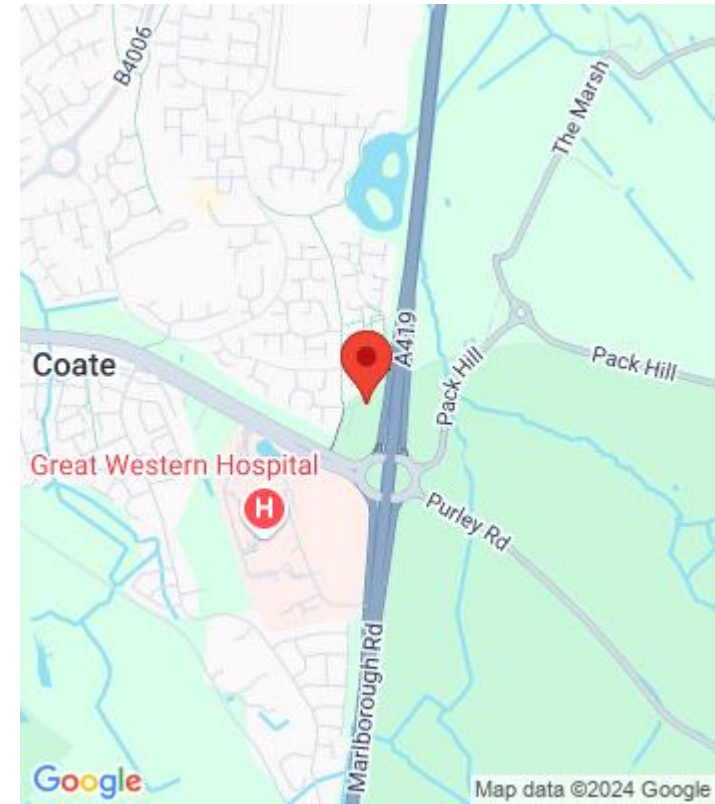
Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors,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



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			88
		73	

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.