



Maldwyn Close, Middleleaze, Swindon
£300,000

STYLISHLY PRESENTED THROUGHOUT *** 3 GOOD SIZE BEDROOMS *** A MODERN

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BEDROOMS *** A MODERN
DOWNSTAIRS W.C. + FIRST FLOOR
SHOWER ROOM *** SPACIOUS
LIVING ROOM *** OPEN PLAN
KITCHEN / DINING ROOM. A FULLY
ENCLOSED & GENEROUS IN SIZE
REAR GARDEN, DRIVEWAY PARKING
FOR C.2 VEHICLES + SINGLE
GARAGE.

DOWNSTAIRS W.C. + FIRST FLOOR SHOWER ROOM **** SPACIOUS LIVING ROOM **** OPEN PLAN
KITCHEN / DINING ROOM. A GOOD SIZE REAR GARDEN, DRIVEWAY PARKING FOR C.2 VEHICLES +
SINGLE GARAGE. | Freehold

MILES BYRON are delighted to offer
For Sale this impressive SEMI
DETACHED HOME located within a
quiet and popular cul-de-sac road of
Middleleaze, West Swindon.

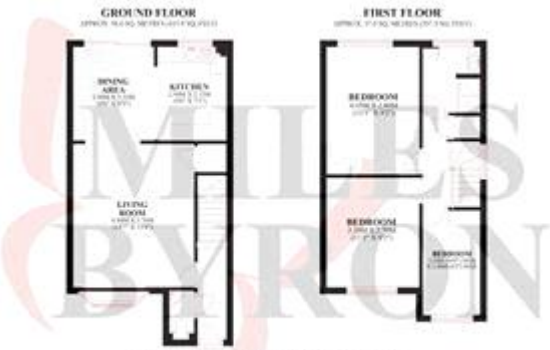
THIS DELIGHTFUL HOME IS
LOCATED WITHIN A SHORT
COMMUTE/WALK TO LYDIARD
COUNTRY PARK & SHAW FOREST,
AS WELL AS WITHIN CLOSE
PROXIMITY TO AMENITIES, SUPERB
ACCESS TO BOTH REPUTABLE
PRIMARY & SECONDARY SCHOOLS,
MAJOR ROAD LINKS SUCH AS THE
GREAT WESTERN WAY & JUNCTION
16 OF THE M4 MOTORWAY *

WE WOULD HIGHLY RECOMMEND
CONFIRMING AN APPOINTMENT TO
VIEW AS SOON AS POSSIBLE!

Tenure: Freehold
Parking options: Off Street
Garden details: Private Garden
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains



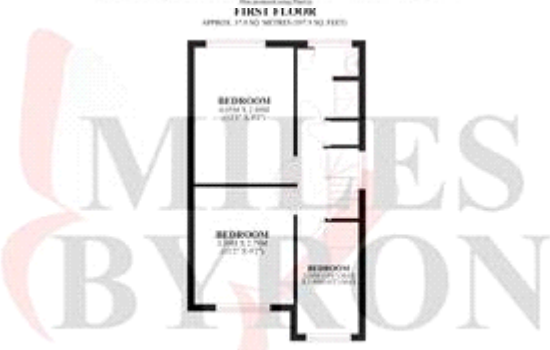
Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, 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. 75.5 SQ. METRES (813.0 SQ. FEET)



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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		
		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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