



LAPWING CLOSE, COVINGHAM, SWINDON

OFFERS OVER £200,000 Freehold

*** NO ONWARD CHAIN *** A MUST VIEW HOME! *** THE PERFECT FIRST-TIME/INVESTMENT PURCHASE *** SOUGHT AFTER EAST SWINDON LOCATION *** A QUIET CUL-DE-SAC POSITION *** CLOSE PROXIMITY TO AMENITIES SUCH AS GREENBRIDGE RETAIL PARK & SUPERB ACCESS TO MAJOR ROAD LINKS. 2 DOUBLE BEDROOMS, ALLOCATED PARKING.

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MILES BYRON are delighted to offer FOR SALE this 'READY TO MOVE INTO' home located within the sought after residential area of Covingham. Attributes include: UPVC double glazing and gas radiator central heating. The living accommodation briefly comprises: Entrance hall, living/dining room and kitchen. To the first floor there are 2 DOUBLE BEDROOMS and a bathroom. Externally there is a fully enclosed rear garden and allocated parking to the front aspect for C.1 vehicle.

Tenure: Freehold

Parking options: Off Street

Garden details: Enclosed Garden, Front Garden, Rear Garden

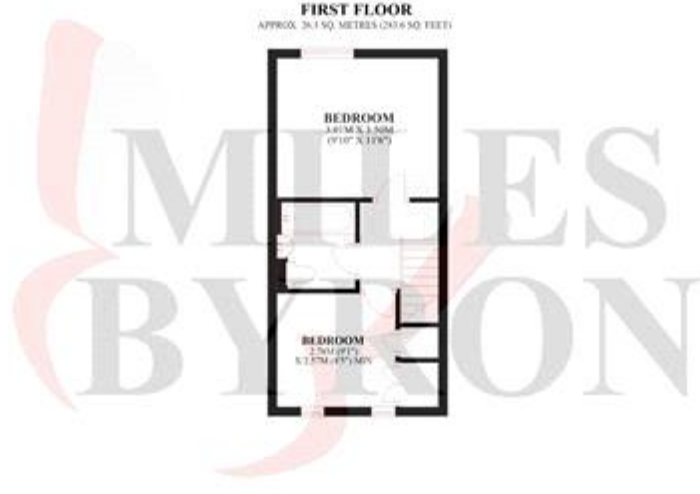
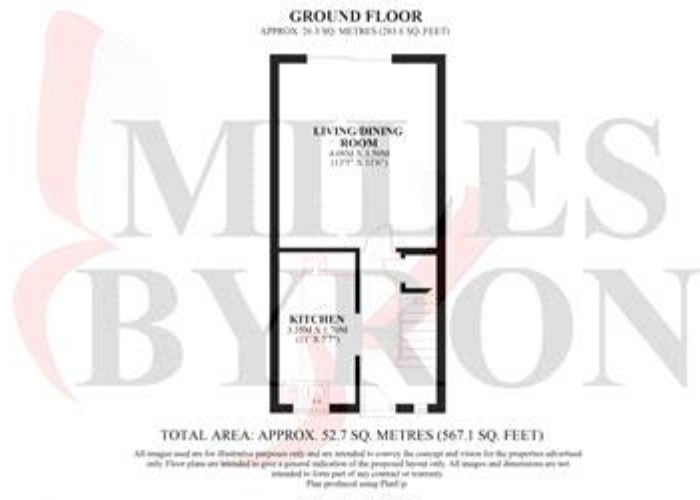
Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			89
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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.



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/fitments 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.