



Wheeler Avenue, Upper Stratton, Swindon
£325,000

NO CHAIN! AN EXTENDED SEMI DETACHED HOME: 3 BEDROOMS, FIRST FLOOR BATHROOM,

*** PROPERTY LAUNCH / VIEWING
EVENT DATES: SATURDAY 1ST
FEBRUARY & TUESDAY 4TH
FEBRUARY ***

* OFFERED TO THE MARKET WITH
NO ONWARD CHAIN ! *

A WELL PRESENTED & EXTENDED
SEMI DETACHED FAMILY HOME
BOASTING: 3 BEDROOMS, FIRST
FLOOR BATHROOM, TWO GOOD SIZE
RECEPTION ROOMS, A SPACIOUS
'OPEN PLAN' KITCHEN/BREAKFAST
ROOM, A LARGE DOWNSTAIRS WET
ROOM/SHOWER ROOM + SEPARATE
W.C. * A GENEROUS IN SIZE & FULLY
ENCLOSED, SOUTH FACING REAR
GARDEN WHICH IN TURN PROVIDES
A HIGH DEGREE OF PRIVACY.

OTHER ATTRIBUTES INCLUDE:
UPVC DOUBLE GLAZING, A MODERN
CENTRAL HEATING BOILER, NEWLY
FITTED CARPETS & REDECORATION
IN A VARIETY OF ROOMS HAS ALSO
BEEN COMPLETED RECENTLY.

MILES BYRON are delighted to offer
For Sale this DECEPTIVELY
SPACIOUS, BAY-FRONTED - 1930'S
BUILT SEMI DETACHED home located
within the very popular UPPER
STRATTON area of East Swindon.

Location: Upper Stratton - This
Delightful Family Home Provides
Superb Access To Local Amenities,
Excellent Access To Major Road Links
Such As The A419, A420, Junction 15
Of The M4 Motorway & The Great
Western Hospital. In Addition The
Property Is Also Within Very Close
Proximity / A Short Walk To Local &
Reputable Primary & Secondary
Schooling.

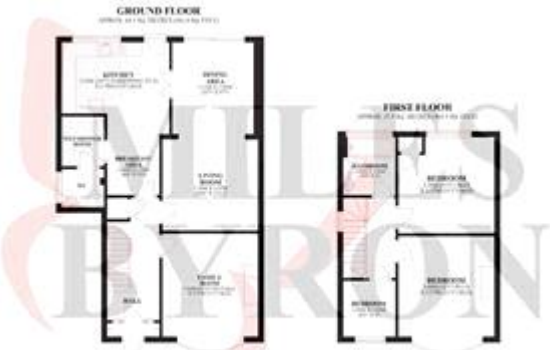
To Fully appreciate this READY TO
MOVE INTO HOME, please contact
MILES BYRON to arrange your
appointment to VIEW AS SOON AS
POSSIBLE!

TWO RECEPTION ROOMS, A SPACIOUS 'OPEN PLAN' KITCHEN/BREAKFAST ROOM, A LARGE
DOWNSTAIRS WET ROOM/SHOWER ROOM + SEPARATE W.C. * A LARGE SOUTH FACING REAR
GARDEN + DRIVEWAY PARKING. | Freehold

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



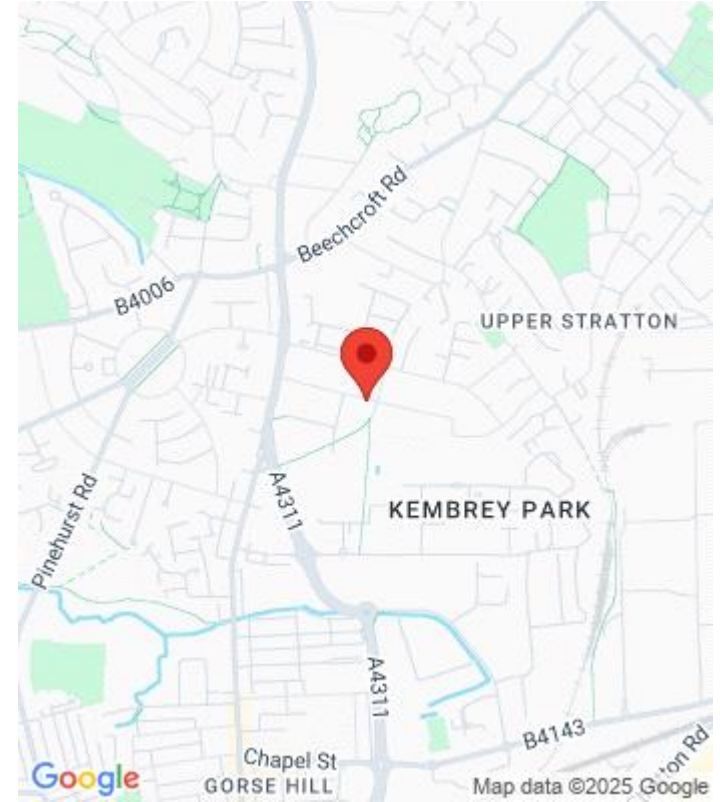
Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, 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. 101.750 METRES (335.350 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			82
(55-68) D		69	
(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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