



Ramleaze Drive, Shaw, Swindon
Offers Over £325,000

** A MUST VIEW FAMILY HOME - READY TO MOVE INTO *** DETACHED *** 3 GREAT SIZE

*** ALL VIEWINGS TO COMMENCE
FROM MONDAY: 10TH FEBRUARY
2025 ***

BEDROOMS **** TWO RECEPTION ROOMS **** SOUGHT AFTER LOCATION **** BEING SOLD WITH
NO ONWARD CHAIN! *** | Freehold

*** A MUST VIEW FAMILY HOME -
READY TO MOVE INTO *** DETACHED
*** STYLISHLY PRESENTED
THROUGHOUT *** 3 GREAT SIZE
BEDROOMS *** TWO RECEPTION
ROOMS *** SOUGHT AFTER
LOCATION *** BEING SOLD WITH NO
ONWARD CHAIN! *** CLOSE
PROXIMITY TO AMENITIES & A SHORT
WALK TO LYDIARD COUNTRY PARK
*** EXCELLENT ACCESS TO
REPUTABLE SCHOOLS & A SHORT
COMMUTE TO MAJOR ROAD LINKS
SUCH AS JUNCTION 16 OF THE M4
MOTORWAY *** DOWNSTAIRS W.C.,
FIRST FLOOR BATHROOM + EN-
SUITE SHOWER ROOM TO THE MAIN
BEDROOM *** A FULLY ENCLOSED
REAR GARDEN OFFERING A HIGH
DEGREE OF PRIVACY *** DRIVEWAY
PARKING + INTEGRAL SINGLE
GARAGE ***

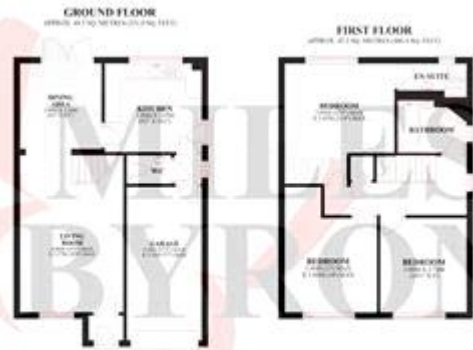
TO FULLY APPRECIATE THIS
DELIGHTFUL HOME, MILES BYRON
WOULD HIGHLY RECOMMEND
CONFIRMING YOUR APPOINTMENT
TO VIEW AS SOON AS POSSIBLE!

AGENTS NOTE: THE OVERALL
DIMENSIONS OF THE PROPERTY
(SHOWN ON THE FLOOR PLAN)
INCLUDES THE DIMENSIONS OF THE
GARAGE).

Tenure: Freehold
Parking options: Driveway, Garage
Garden details: Rear 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.



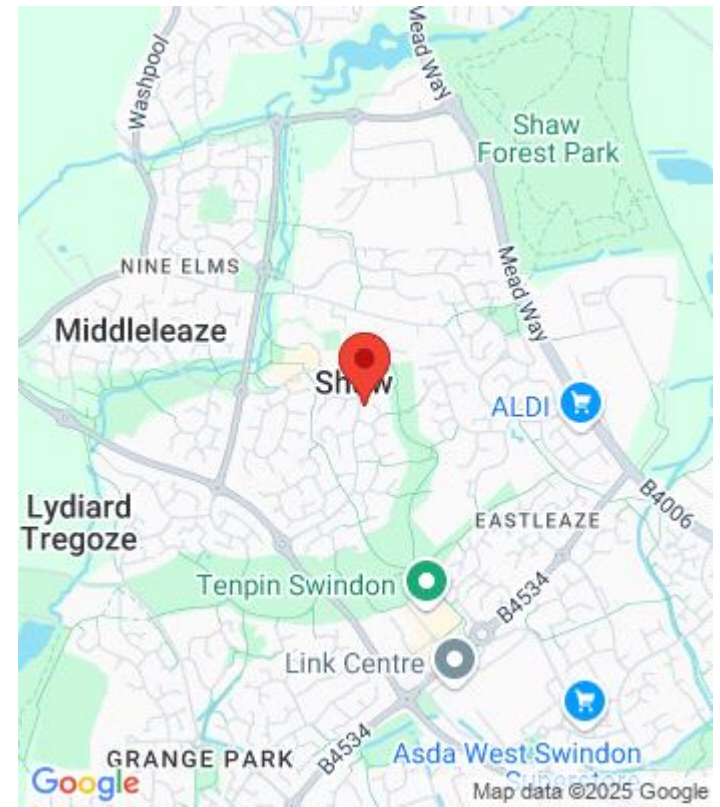
TOTAL AREA: APPROX. 82.9 SQ METRES (1827 SQ FEET)

All measurements are approximate and based on the information provided. We cannot be held responsible for any errors or omissions. Please contact us for more information.



TOTAL AREA: APPROX. 84.5 SQ METRES (1813 SQ FEET)

All measurements are approximate and based on the information provided. We cannot be held responsible for any errors or omissions. Please contact us for more information.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C		
(55-68) D	59	
(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
MILES BYRON Real Estate
 MILES BYRON Real Estate, 105 Victoria Road, Old Town, Swindon, Wiltshire. SN1 3BD
 Tel: 01793 200 160 Email: richard@milesbyron.com Website: www.milesbyron.com