



Magdalene Close, South Marston
Offers Over £270,000

A FANTASTIC FIRST-TIME PURCHASE OPPORTUNITY * BUILT BY MESSRS: BELLWAY HOMES IN

*** ALL VIEWINGS TO COMMENCE
FROM: TUESDAY 11TH FEBRUARY
2025. ***

*** A MUST VIEW HOME! *** A
FANTASTIC FIRST-TIME PURCHASE
OPPORTUNITY *** BUILT BY
MESSRS: BELLWAY HOMES IN
C.2021. *** REMAINING N.H.B.C.
WARRANTY *** SOUGHT AFTER
VILLAGE LOCATION *** 2 DOUBLE
BEDROOMS + EN-SUITE SHOWER
ROOM TO THE MAIN BEDROOM +
BATHROOM & DOWNSTAIRS W.C. ***
DRIVEWAY PARKING FOR C. 2
VEHICLES.

MILES BYRON are delighted to offer
For Sale this stylishly presented SEMI
DETACHED home located with a
modern cul-de-sac road in South
Marston. Located within a short
commute to the A420, A419, Junction
15 of the M4 Motorway & the Great
Western Hospital. The deceptively
spacious living accommodation
measuring (C.720 SQ FT / 67 SQ
METERS) briefly includes: Entrance
hall, W.C., kitchen, living/dining room.
To the first floor there two good size
bedrooms, en-suite and bathroom. To
fully appreciate this delightful home,
MILES BYRON would highly
recommend confirming your
appointment to VIEW AS SOON AS
POSSIBLE!

AGENTS NOTE: The property/the
development has an annual
management / estate charge of
approximately £250.00 per annum.

Tenure: Freehold
Parking options: Driveway
Garden details: Rear Garden
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains

C.2021. *** REMAINING N.H.B.C. WARRANTY *** SOUGHT AFTER VILLAGE LOCATION *** 2 DOUBLE
BEDROOMS + EN-SUITE TO THE MAIN BEDROOM + BATHROOM & DOWNSTAIRS W.C. *
DRIVEWAY PARKING | 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.



TOTAL AREA: APPROX. 46.8 SQ. METRES (1192 SQ. FEET)

All figures are for the information of the prospective buyer and are not intended to constitute an offer. The prospective buyer should verify the accuracy of the information and should not rely on it. The information is provided for general information only. All other details should be confirmed by the seller. The information is provided for general information only.

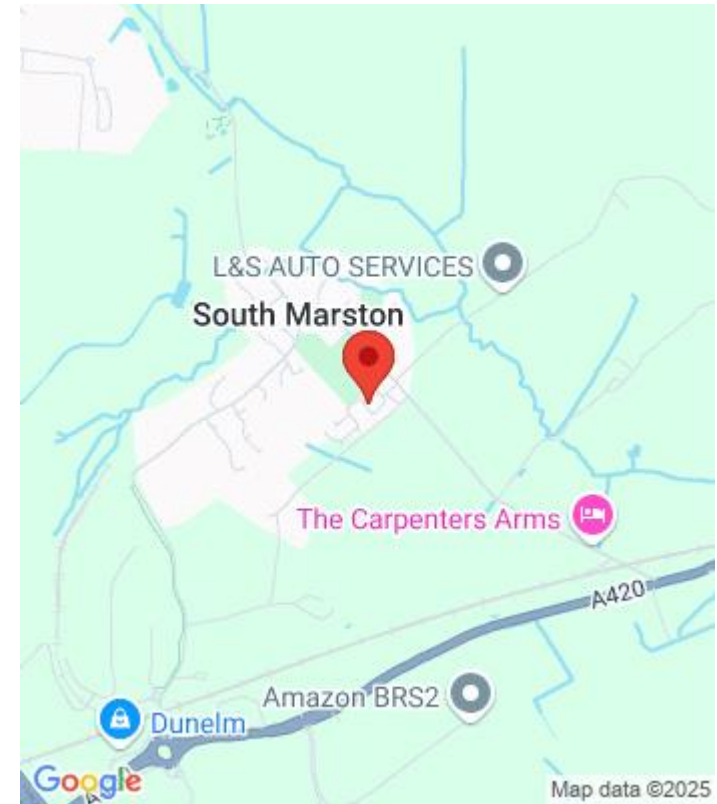
GROUND FLOOR
APPROX. 21.42 METRES (704 SQ. FEET)



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FIRST FLOOR
APPROX. 17.42 METRES (539 SQ. FEET)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		97
(92-100) A		
B	84	
(81-91)		
C		
(69-80)		
D		
(55-68)		
E		
(39-54)		
F		
(21-38)		
G		
(1-20)		
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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