

richard
james



25 Carey Close, Grange Park, Swindon, Wiltshire, SN5 6BJ

Guide Price £385,000




IN A NUTSHELL

 **4**
 **1**
 **2**

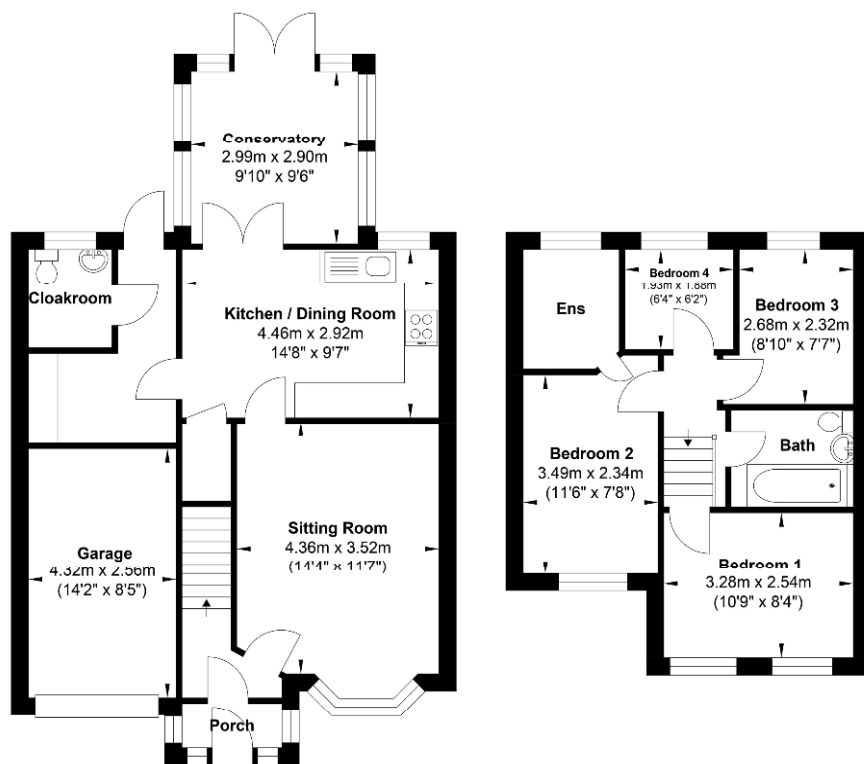
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PROPERTY UPDATES.

Found at the end of a quiet cul de sac within easy walking distance of Lydiard Park, we are pleased to present this much improved and extended 4 bedroom ensuite detached family home. The property is immaculate in its presentation and benefits from uPVC double glazing, gas radiator central heating, sitting room, re fitted kitchen/dining room, uPVC double glazed conservatory, utility room, cloakroom, master bedroom with ensuite shower room, 3 further bedrooms, re fitted family bathroom, garage and gardens. The property is well located for all local amenities, shops, schools etc Lydiard Park & M4 J16. Viewing is highly recommended.

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C	68	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	





Ground Floor

First Floor

Gross Internal Floor Area : 102.9 m2 ... 1107.5 ft2

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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1. These sales and particulars do not constitute any part of an offer of contract, and are for the guidance of prospective purchasers only and should not be relied on as statements of fact.
2. No representations are made in these particulars as to the condition of the property or as to whether any service or facilities are in good working order.
3. All Measurements are approximate.

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