



CHARLES HARDING

ESTATE AGENTS • VALUERS • PROPERTY MANAGEMENT

The Birches
Marlborough Road
SN3 1PT

Guide Price £145,000

12 The Birches, Marlborough Road, Swindon, Wiltshire, SN3 1PT

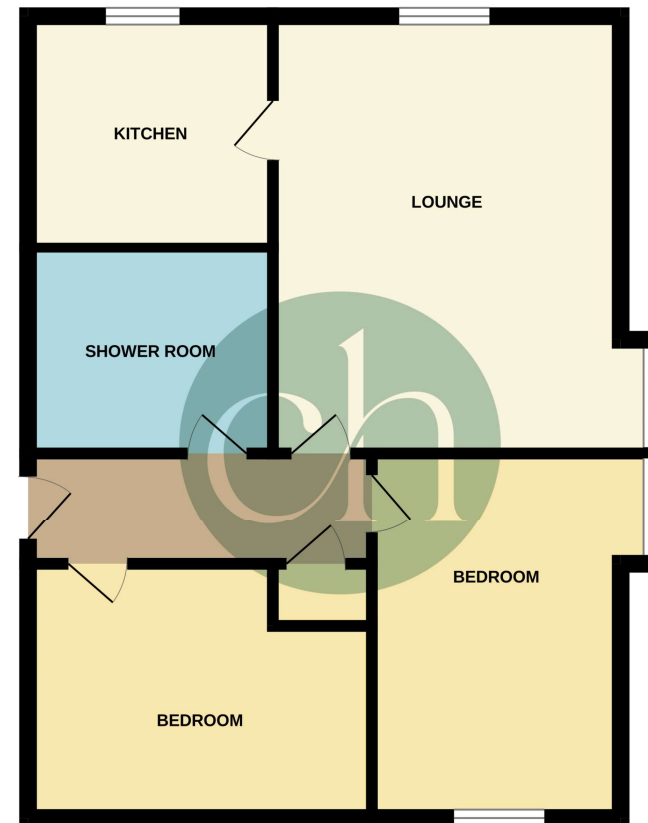
Ideally positioned close to Coate Water Country Park with easy access to the A419 & M4 is this first floor apartment.

Being offered with no onward chain, the property has two bedrooms, a modern bathroom suite, kitchen and bright living room.

In addition there are well maintained communal gardens and allocated parking.

Early viewings are highly recommended.

GROUND FLOOR
542 sq.ft. (50.3 sq.m.) approx.



TOTAL FLOOR AREA: 542 sq.ft. (50.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	74 C
39-54	E		
21-38	F		
1-20	G		

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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.