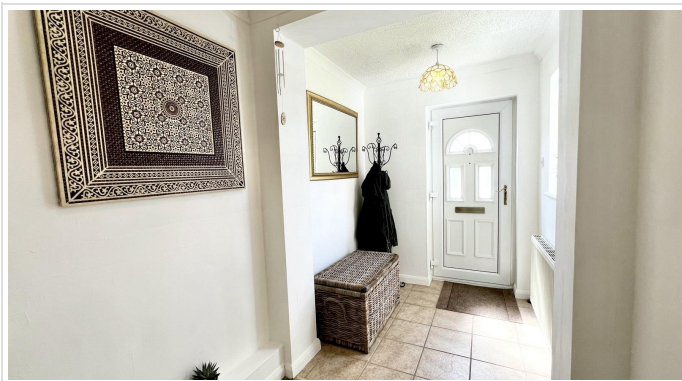


4 Bed Detached In The Mews Lydiard Millicent, Swindon, SN5 3NQ £535,000





SHORT DESCRIPTION

Property Ref: 13185. Offered with NO Onward Chain. A rare opportunity for a large 4/5 bedroom detached house, located in the quiet picturesque village of Lydiard Millicent. This property is situated in one of the most popular residential Cul-de-sac areas within the village. The property has been recently decorated throughout making it ready to move in with a blank canvas, also giving more opportunities to extend. It benefits from uPVC double glazing, gas central heating, blocked paving drive for 3 cars with a garage, plus a gravelled patch garden to the front.. First floor- Comprises of a spacious hallway & boot area, a large sitting room, conservatory dining area, modern fitted kitchen with a small breakfast bar, utility with boiler, cloakroom, study/5th bedroom/playroom. Second floor- Comprises of a bright landing area, airing cupboard, 2 bathrooms, 1 single bedroom, 2 further good size double bedrooms with fitted wardrobes, plus a master bedroom with 2 large fitted wardrobes, 2 loft spaces both boarded and fully insulated. To the rear - There is a good size secluded flat lawned garden with shed, plus a good size patio. The property is in walking distance to the reputable LM Primary school and linked Pre-School. It's also in the catchment area for secondary education at Royal Wootton Bassett Academy, Lydiard Park Academy and Brandon Forest. With local school bus services all within walking distance, including buses for the renowned Cirencester College, plus all local amenities and the GW Hospital. With easy access for business commuting links for the M4 (Jun 16), 419 to Cirencester and M5 North, Swindon Town and surrounding areas such as Wiltshire/ Gloucester/Oxford/Bath/Bristol. Lydiard Millicent is known for its warm welcome, community spirit, walking distance to Lydiard Park and play area for a great day out for families & dogs walkers alike, CE Church, village hall, a helpful garage and the local Sun Inn Pub. Making this property a PRIME LOCATION. Viewings highly recommend..... Property Type: Detached Full selling price: £535000.00 Pricing Options: Offers in the region of Tenure: Freehold Council tax band: D EPC rating: C Measurement: 1754.517 sq.ft. Outside Space: Front Garden, Rear Garden, Enclosed Garden, Patio Parking: Garage, Driveway, Private Heating Type: Double Glazing, Gas Central Heating, Gas Central Heating Chain Sale or Chain Free: Chain free Possession of the property: Self-occupied -----

4

Bed Room(s)

2

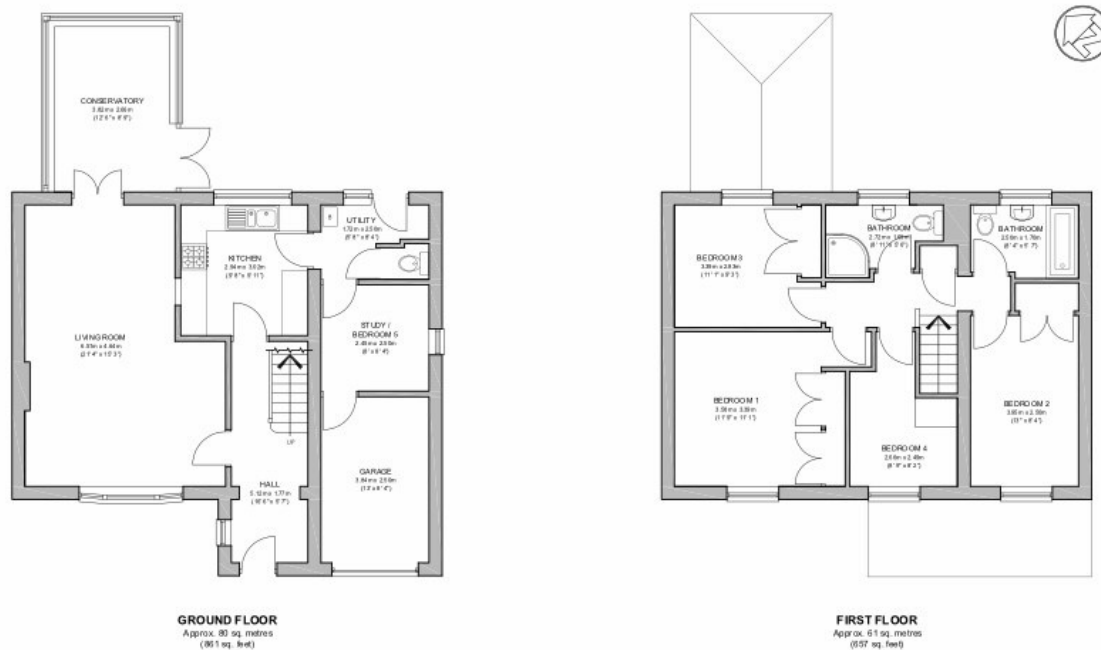
Bath Room(s)

3

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



Whilst every attempt has been made to ensure the accuracy of the floorplan, all measurements 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.

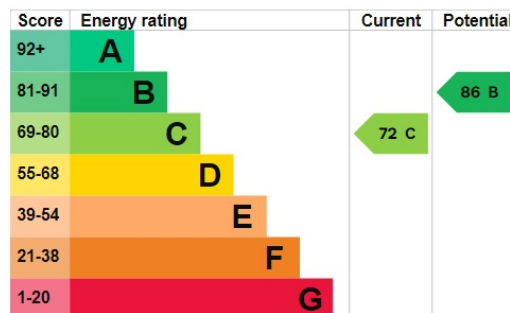
EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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