



**Wavell Road  
Swindon  
Wiltshire  
SN2**

**Offers In Excess Of £215,000**

**bettermove** 

# Wavell Road Swindon

Bettermove are proud to present this 3 bedroom semi-detached house in Swindon.

The property benefits from double glazing, gas central heating throughout and has off street parking available.

The council tax band is B.

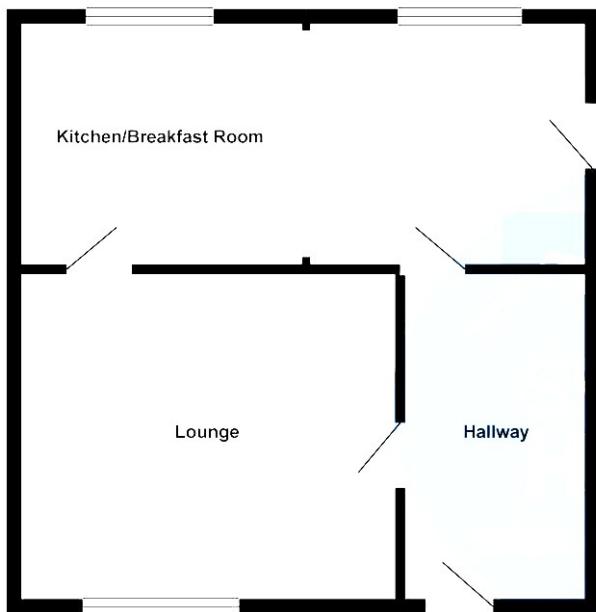
The interior of this well presented property comprises a spacious living room, dining room and fitted kitchen on the ground floor. The first floor consists of 3 bedrooms and the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular town of Swindon, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Swindon train station (1.7 miles), various bus routes and The M4.

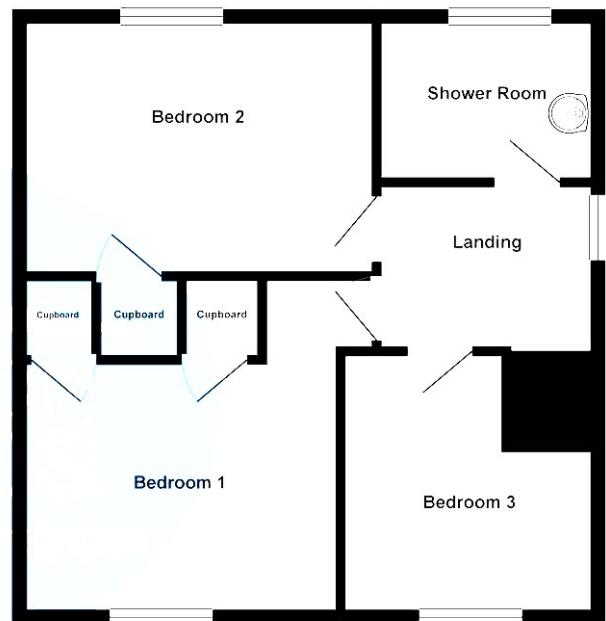
This exciting opportunity should not be missed. All enquiries can be made through Bettermove.



## GROUND FLOOR



## 1ST FLOOR



Whilst every effort has been made to ensure the accuracy of the floor plans, quoted floor measurements may not be exact. Any dimensions and approximate areas given are for guidance only and should not be relied upon as statements of fact. The plans are not intended to express exact measurements and should not be used for anything other than general guidance. The vendor, agent and their respective surveyors and solicitors have not been involved in the preparation of these plans and should not be held responsible for any inaccuracies.

## Three Bedroom Semi-detached

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	77
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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