




**10 Shropshire Close, Swindon  
Wiltshire SN5 5SU**


**Offers in excess of £350,000**

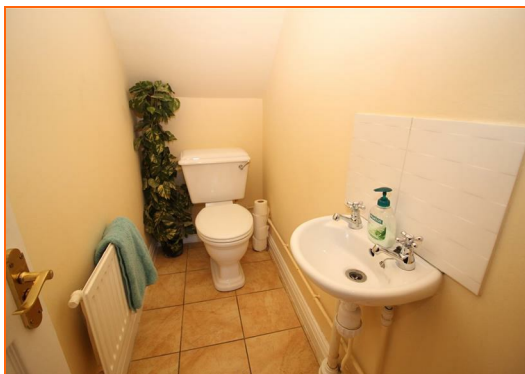
This beautifully presented four bedroom detached family home is positioned at the end of a highly sought after and rarely available cul de sac. The accommodation comprises; entrance hall, cloakroom, sitting room, dining room and modern kitchen / breakfast room to the ground floor. The first floor offers FOUR DOUBLE BEDROOMS, en-suite shower room and a family bathroom. The non overlooked rear garden is fully enclosed, and there is ample driveway parking to the front leading to the single garage.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <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 energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC 		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC 		



DISCLAIMER: Whilst we endeavour to make our sales details accurate and reliable they should not be relied on a statements or representation of fact and do not constitute an part of an offer. The seller does not make or give nor do we or our employees have the authority to make or give any representation or warranty in the relation of the property.

Please note: We have not tested any apparatus, equipment, fixtures or fittings or services and so cannot verify they are in working order, or fit their purpose, neither have we checked legal documents to verify freehold/leasehold status of the property. The measurements and distances are approximate only. We would strongly recommend that all the information which we provide is verified by yourself on inspection and also by your conveyancer or surveyor, especially where statements have been made by us to the effect that the information provided has not been verified.

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