



**1 Lower Mill, Swindon, SN5 4FP**

**Offers in excess of £415,000**

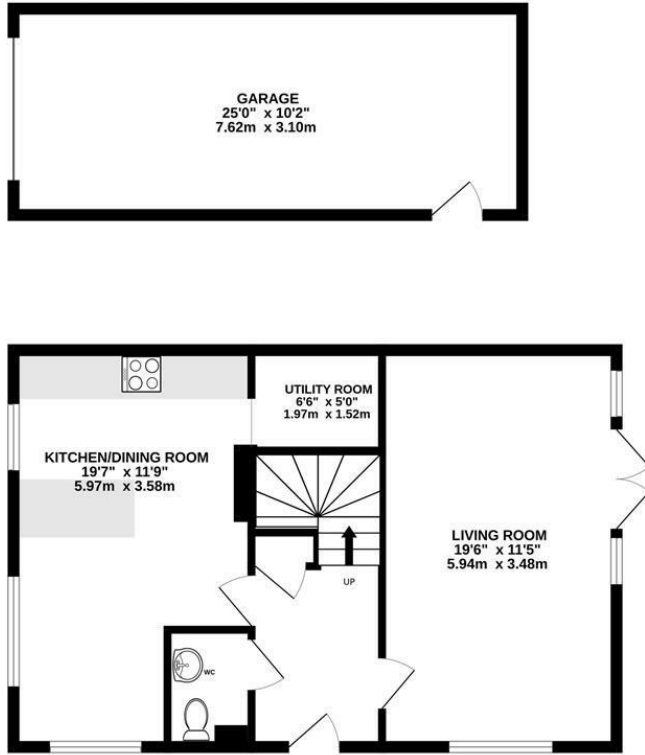
## Summary

Situated in the popular location of Ridgeway Farm, we are pleased to present this much improved 4 bedroom ensuite detached family home. The property benefits from uPVC double glazing, gas radiator central heating, sitting room, kitchen/dining room, utility room, cloakroom, master bedroom with ensuite shower room, 3 further bedrooms, family bathroom, garage and gardens. The property is well located for all local amenities, shops schools etc, Lydiard Park, Moulden Park and M4 J16. Viewing is highly recommended by the vendor's agent.

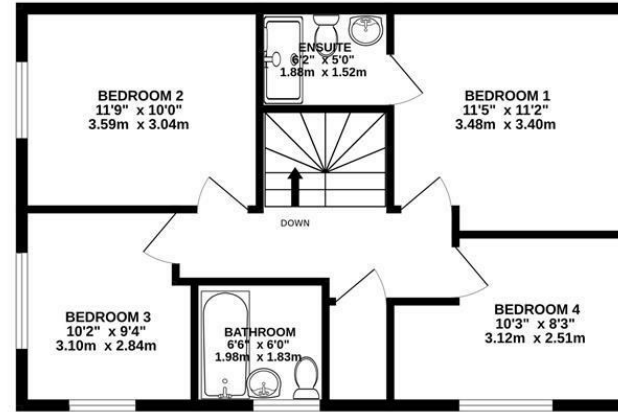




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1424sq.ft. (132.3 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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Energy Efficiency Rating		Current	Desired
Very energy efficient - lower running costs			
102 plus) A			
(81-101) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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