



17 Briars Close, Swindon, SN4 7HX

Guide price £195,000

No Onward Chain... Resides Swindon are delighted to marketing this deceptive, sizable two bedroom terrace home set in the sought after location of Royal Wootton Bassett. The home benefits a combi boiler and radiators which the current owners had newly fitted in 2022. This 'Mclean' build is set in the award winning Green Park close to Jubilee Lake and open fields. The accommodation comprises, entrance porch, good size lounge, kitchen/dining room, two bedrooms with a large master and family bathroom. To the rear is a low maintenance garden with a shed and access to a garage and parking space which is in a block. **EARLY VIEWINGS RECOMMENDED TO AVOID DISAPPOINTMENT.**

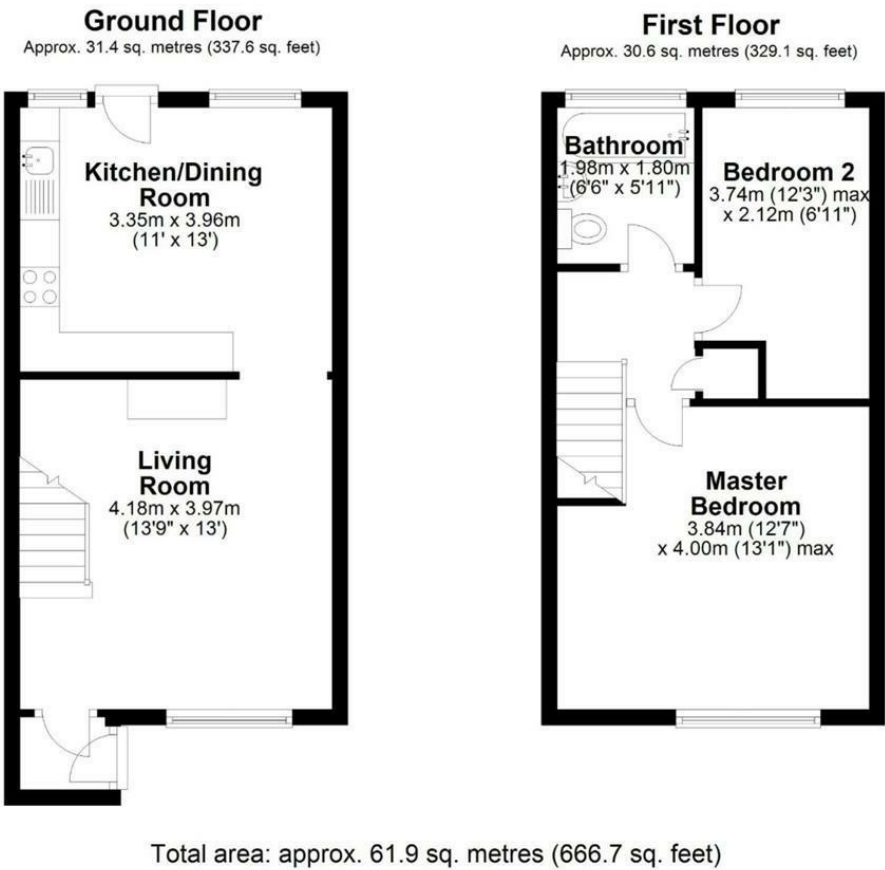
EPC

A good result at a C rating with a score of 72 the average on the UK is a D

DISCLAIMER

Floor plans-These are intended as a guide only. Dimensions are approximate. Not to scale. We have taken every care with the preparation of these details.

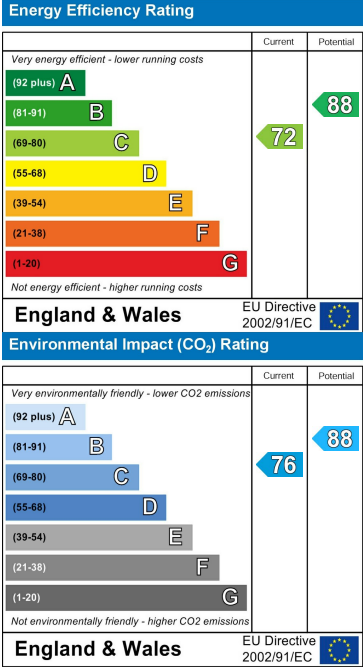
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.