



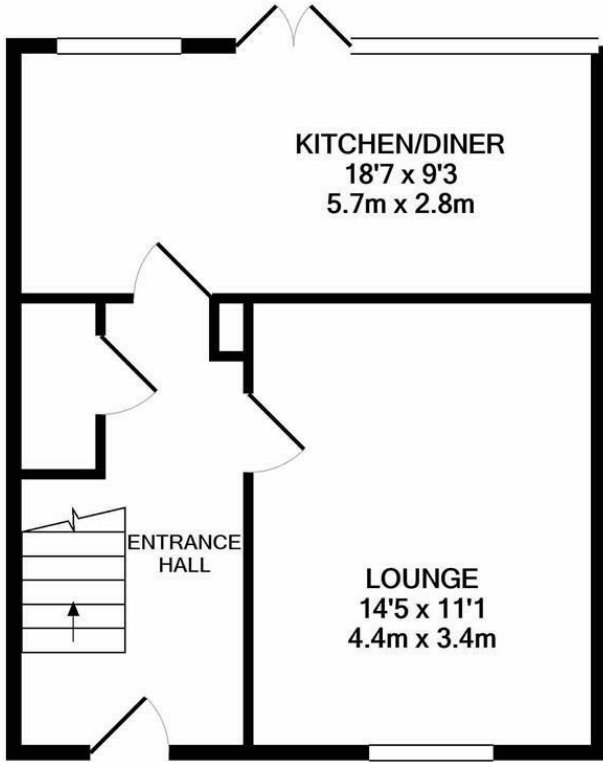
16 Tryon Close, Swindon, SN3 6HG

**Guide price £230,000**

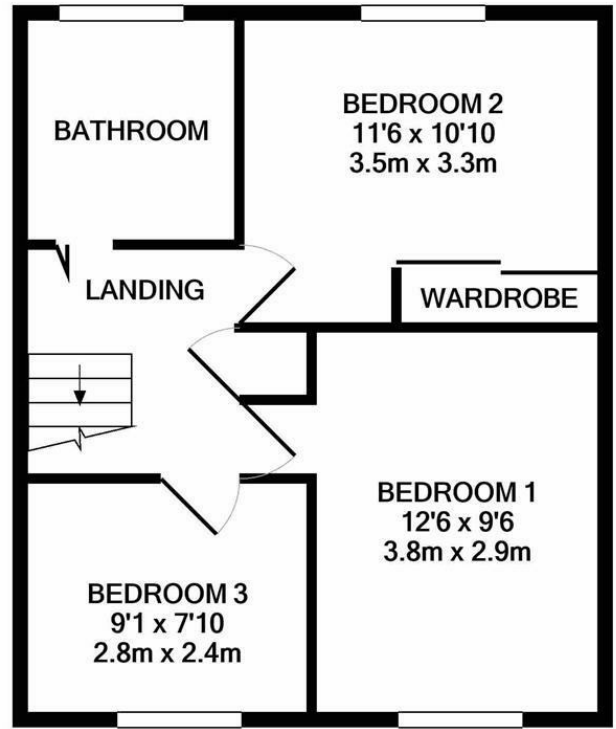
VIEWINGS A MUST....Resides Swindon are delighted to be marketing this WELL PRESENTED THREE BEDROOM SEMI DETACHED property set in the sought after location of Liden. The NEWLY FITTED KITCHEN/DINING ROOM is the hub of the home that overlooks a low maintenance south facing REAR GARDEN .This home is IMMACULATE throughout with a very SPACIOUS and light and airy feel which has many benefits with newly fitted carpets, parking to the rear and A GARAGE. EARLY VIEWINGS RECOMMENDED TO AVOID DISAPPOINTMENT.



# Floor Plan



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			73
(55-68) D		59	
(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	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			70
(39-54) E		56	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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