



**Pioneer Close, Middleleaze – SN5 5TU**  
Swindon

In Excess of **£200,000**  
**mcfarlane**  
property.com

## Pioneer Close

Middleleaze, Swindon

- Ideal for First Time Buyers
- Two Bedrooms
- No Onward Chain
- Garage + Parking
- Conservatory and Enclosed Rear gardens

A well positioned TWO bedroom staggered terrace home in Middleleaze West Swindon. Pioneer Close is Ideally placed for West Swindon's district centre and the abundance of amenities on offer.

Positioned within a sought after cul-de-sac setting with the bonus of a SINGLE GARAGE and Parking. The well appointed accommodation briefly comprises Entrance Hallway, Living Room, Kitchen Breakfast Room, Two Bedrooms and Family Bathroom. Enclosed Rear Gardens Garage and Parking.



## Pioneer Close

Middleleaze, Swindon

Council Tax band: B

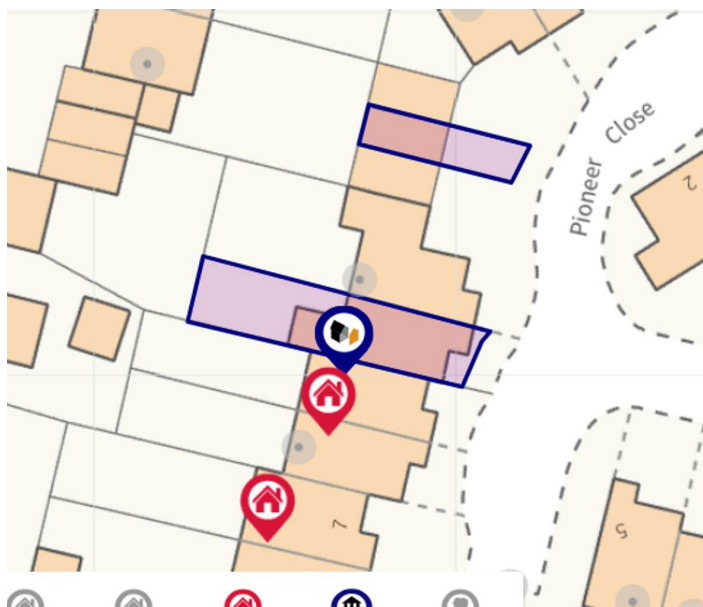
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



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

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

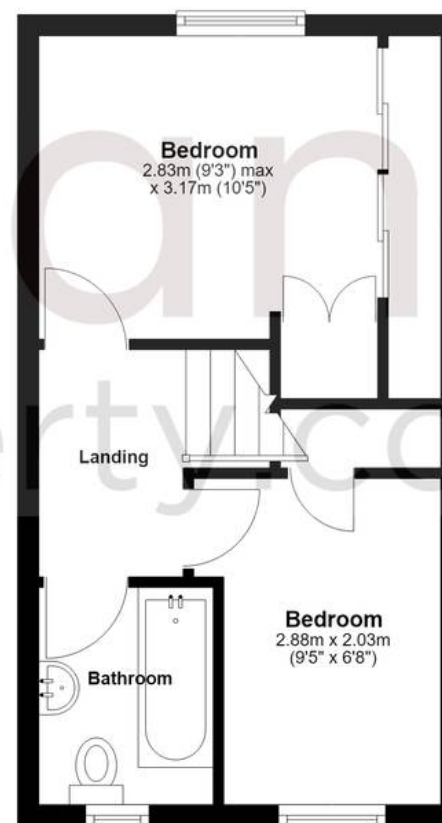
## Ground Floor

Approx. 35.0 sq. metres (376.6 sq. feet)



## First Floor

Approx. 26.6 sq. metres (286.1 sq. feet)



Total area: approx. 61.6 sq. metres (662.6 sq. feet)