



23 Truscott Avenue  
Redhouse





## 23 Truscott Avenue Redhouse

A deceptively spacious four bedroom family home with two reception rooms and an open outlook to the front. The property benefits from flexible living accommodation, single garage and parking.

• Four Bedrooms • Cloakroom • Kitchen/Breakfast Room • Dining/Family Room • Sitting Room • En-Suite • Family Bathroom • Garage & Parking •

£246,500



### Description

Within walking distance of local schools and amenities. Excellent access to both Junction 15 and 16 of the M4 Motorway, A417, A419, A420. A deceptively spacious four bedroom family home with two reception rooms and an open outlook to the front. The property benefits from flexible living accommodation, single garage and parking.

### Situation

Redhouse is a modern purpose built residential location, located on the North outskirts of Swindon with its own local amenities including retail park and reputable schooling. There is excellent access to both Junction 15 and 16 of the M4 Motorway, A417, A419, A420 & the Great Western Hospital and Swindon Town Centre c.4 miles with mainline railway links to London Paddington and Bristol.

### Directions

### Services & Council Tax

Council Tax Band 'D'

Gas Central Heating

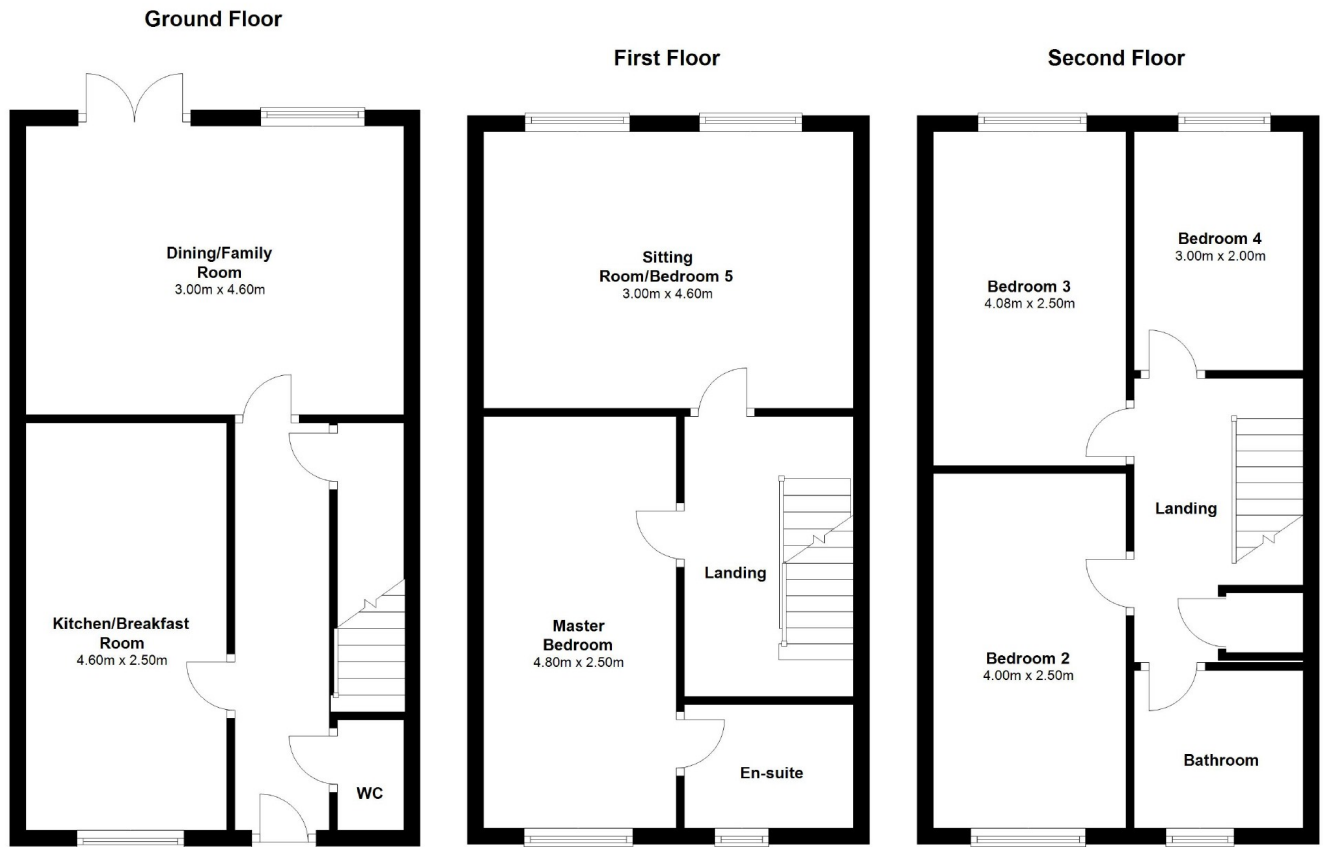


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representations of fact, but must satisfy themselves by inspection or otherwise as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

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		<b>92</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>81</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		
(92-100) <b>A</b>		<b>94</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>83</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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