



**North Street, Old Town, Swindon**  
**Offers Over £275,000**

3 Bedrooms, Spacious Living/Dining Room, Heart Of Old Town Location, Modern & Stylish Kitchen &

Apologies, We Are Now Fully Booked For Our Upcoming Property Launch Event on Saturday 16th April. However, please contact our Swindon, Old Town Office to register your details for any cancellations we may receive in the meantime! Thank you!

PROPERTY VIDEO TOUR - NOW AVAILABLE TO VIEW ONLINE!

\* THE PERFECT FIRST-TIME/INVESTMENT PURCHASE \* A MUST VIEW & READY TO MOVE INTO HOME!\* Sympathetically Refurbished & Tastefully Decorated Throughout.

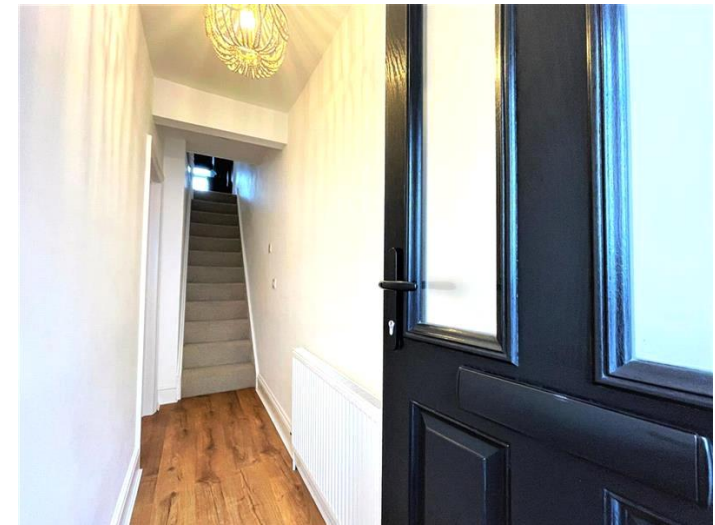
MILES BYRON are delighted to offer 'For Sale' this very attractive & stylishly presented, END OF TERRACE HOUSE located within the very HEART OF OLD TOWN in Swindon. Conveniently located within close proximity to amenities, local reputable school catchment and in addition offers superb access to major road links such as Junction 15 of the M4 Motorway, the A419, A420 & a short commute to the the Great Western Hospital. The deceptively spacious & impressive living accommodation briefly comprises: Entrance porch, entrance hall, a spacious 'open plan' & dual aspect living/dining room, modern, stylish kitchen, utility/lobby area and a very modern and stylish bathroom. To the first floor there are 3 GENEROUS SIZE BEDROOMS. Externally the property has a re-landscaped, 'low in maintenance' and fully enclosed rear garden with the benefit of a gate which in turn provides side access. To fully appreciate this amazing property, we would highly recommend contacting/emailing our Swindon, Old Town office to confirm an appointment to view as soon as possible!

Tenure: Freehold  
Garden details: Private Garden

Bathroom, Tastefully Decorated & Sympathetically Modernised Throughout | Freehold **SOLD**







Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

# GROUND FLOOR

APPROX. 47.0 SQ. METRES (506.0 SQ. FEET)



# FIRST FLOOR

APPROX. 36.9 SQ. METRES (397.1 SQ. FEET)



**TOTAL AREA: APPROX. 83.9 SQ. METRES (903.1 SQ. FEET)**

All images used are for illustrative purposes only and are intended to convey the concept and vision for the properties advertised only. Floor plans are intended to give a general indication of the proposed layout only. All images and dimensions are not intended to form part of any contract or warranty.  
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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		
<b>England &amp; Wales</b>		
EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Viewing by appointment only  
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