



**Kent Road, Old Town, Swindon**  
**Offers Over £300,000**

3 Double Bedrooms, Attractive Terraced Home, Popular 'Old Town' Location, Stunningly Presented

\* PROPERTY VIDEO TOUR - NOW  
AVAILABLE TO DOWNLOAD & VIEW  
ONLINE \*

\* THE OWNERS/SELLERS OF THIS  
PROPERTY HAVE FOUND &  
SECURED A PROPERTY TO  
PURCHASE WHICH HAS NO  
ONWARD CHAIN \*

Situated Along A Very Desirable Road  
In Old Town, Swindon - A Short Walk  
To Local Amenities Such As A Variety  
Of Small Boutique Businesses,  
Restaurants, Cafes & Public Houses.

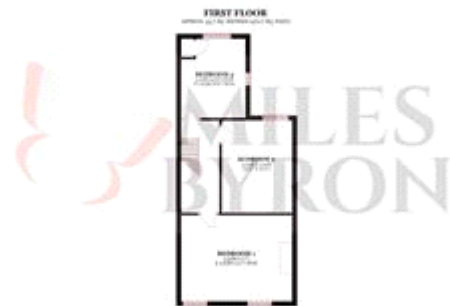
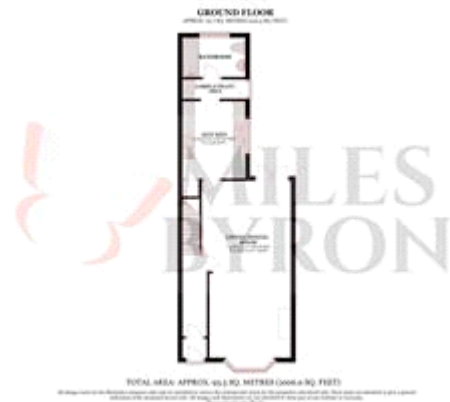
The Stunningly Presented Living  
Accommodation Briefly Comprises:  
Entrance Hallway, A Spacious 'Open  
Plan' Living/Dining Room, Modern  
Kitchen, Lobby Area & Modern  
Bathroom. To The First Floor There Are  
3 DOUBLE BEDROOMS.

Tenure: Freehold

Innoroughout, Spacious 'Open Plan' Living/Dining Room, Recently Landscaped Rear Garden which  
Doubles Up As Off Street Parking | 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.



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		
	64	79
<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  
**MILES BYRON Real Estate**  
 MILES BYRON Real Estate, 105 Victoria Road, Old Town, Swindon, Wiltshire. SN1 3BD  
 Tel: 01793 200 160 Email: richard@milesbyron.com Website: www.milesbyron.com