

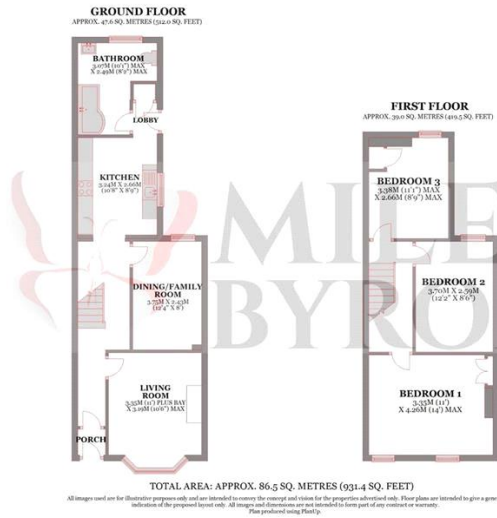


**Durham St, Old Town, Swindon**  
**Offers Over £215,000**

The Perfect First-Time / Investment Purchase | Freehold **SOLD**

The perfect FIRST-TIME/INVESTMENT PURCHASE. MILES BYRON are delighted to offer For Sale this deceptively spacious end of terrace home located within Old Town, Swindon. This Conveniently located property offers fantastic proximity to amenities as well the train/bus station, the local college and located within a very short walk to local schools. The living accommodation is measured at approximately 930 square feet/86 square meters. The accommodation includes: Entrance porch, entrance hall, living room with bay shaped window, a separate and very spacious dining/family room, a light and airy kitchen, lobby area and a very spacious bathroom. To the first floor there are three generous in size bedrooms. Externally there is a south facing rear courtyard garden plus a detached garage. Being SOLD 'Free Of Chain'.

Tenure: Freehold



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. 47.6 SQ. METRES (512.0 SQ. FEET)



**FIRST FLOOR**  
APPROX. 39.0 SQ. METRES (420.5 SQ. FEET)



**TOTAL AREA: APPROX. 86.5 SQ. METRES (931.4 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 Plan1p.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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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