



Old Walcot, Swindon
Guide Price £330,000

A 4 Bedroom Family Home Located Within The Popular Old Walcot area of Swindon | Freehold **SOLD**

*** APOLOGIES! WE ARE NOW FULLY BOOKED FOR OUR LAUNCH EVENT ON THIS PROPERTY ***

PROPERTY LAUNCH EVENT: All Viewings To Commence From: Saturday 30th October 2021 - Please Contact Our Swindon, Old Town Office To Confirm A Suitable Time For You To View.

MILES BYRON are delighted to offer For Sale this EXTENDED, semi detached family home located within the very desirable residential area of Old Walcot. This spacious family home benefits from having a large 'open plan' living/family room, a spacious 'open plan' kitchen/dining room and conservatory. Externally there is a fully enclosed and low in maintenance rear garden, a large driveway providing ample off street parking and a detached garage which includes a utility area and W.C.

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. 55.2 SQ. METRES (593.8 SQ. FEET)



FIRST FLOOR
APPROX. 52.4 SQ. METRES (563.6 SQ. FEET)



TOTAL AREA: APPROX. 107.5 SQ. METRES (1157.5 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 PlanIt360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		82
(55-68)	D	57	
(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
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