



Elmina Road, Swindon Town Centre
Offers Over £215,000

An Extended Terraced Home Located Within A Popular Town Centre Location | Freehold **SOLD**

WE NOW HAVE MULTIPLE OFFERS ON THIS PROPERTY WHICH ALL EXCEED THE GUIDE PRICE WHICH ARE CURRENTLY BEING NEGOTIATED. WE ARE NO LONGER ACCEPTING ANY FURTHER VIEWING REQUESTS FOR THIS PROPERTY. THANK YOU!

MILES BYRON are delighted to offer 'For Sale' this well presented, red brick, Victorian terraced home located along a popular road within the Town Centre of Swindon. This deceptively spacious property provides versatile living accommodation. Attributes include: An extended kitchen/breakfast room with range cooker to remain as part of the sale, two separate reception rooms, 2 DOUBLE BEDROOMS to the first floor, a spacious ground floor shower room, a south facing rear courtyard garden and a detached garage. In addition the property benefits from having a modern Worcester Bosch combination boiler and uPVC double glazing. To fully appreciate this fantastic property, we would highly recommend a viewing.

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. 46.0 SQ. METRES (495.0 SQ. FEET)



FIRST FLOOR

APPROX. 27.5 SQ. METRES (296.2 SQ. FEET)



TOTAL AREA: APPROX. 73.5 SQ. METRES (791.2 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 PlanUfy.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92-100) A		
(81-91) B		86
(69-80) C	72	
(55-68) D		
(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