



**The Mall, Old Town, Swindon**  
**Guide Price £395,000**

A Bay Fronted 3 Bedroom, Two Reception Room, Terraced Home Situated Along One Of The Most

Being Offered To The Market FREE OF CHAIN!

Desirable Roads OT Swindon Old Town Boasting A Good Size Rear Garden & Off Street Parking | Freehold **SOLD**

MILES BYRON are delighted to offer For Sale this deceptively spacious bay fronted terraced home positioned along one of the most desirable roads of the Swindon, Old Town area. The accommodation briefly includes: Entrance hallway, two large separate reception rooms, kitchen, lean-to with W.C. To the first floor there are three generous size bedrooms (2 doubles and a single) and bathroom. The property benefits from a fully enclosed rear garden which is Easterly facing and double gates providing off street parking. This property also provides excellent access to amenities as well to local reputable schools within the area. Viewing is strongly advised!

Tenure: Freehold

Parking options: Off Street

Garden details: Private Garden





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. 49.4 SQ. METRES (532.0 SQ. FEET)



## FIRST FLOOR

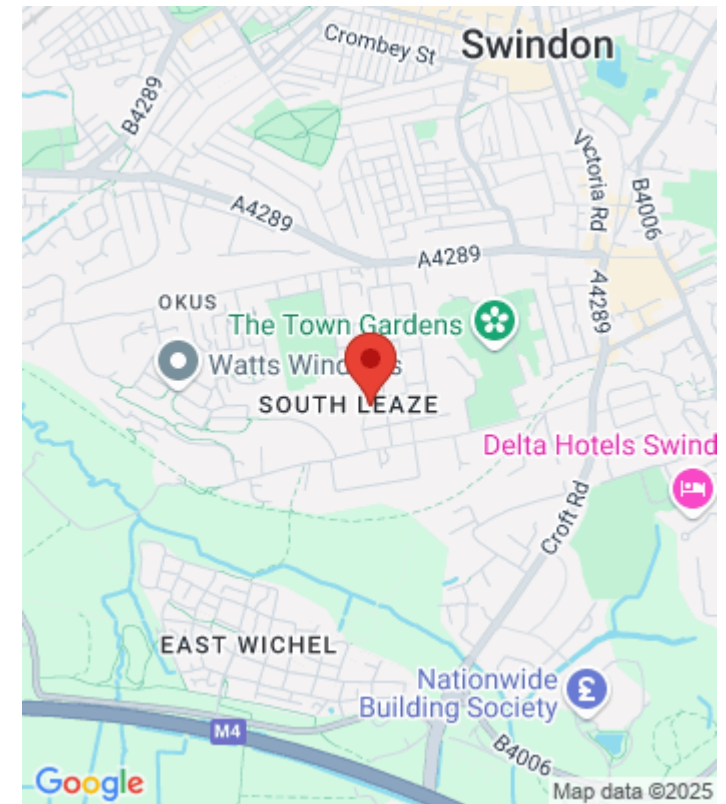
APPROX. 38.5 SQ. METRES (413.9 SQ. FEET)



**TOTAL AREA: APPROX. 87.9 SQ. METRES (945.9 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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