



Gorse Hill, Swindon
Offers Over £205,000

A Refurbished Terraced Home Boasting 2 Large Double Bedrooms, modern first floor bathroom,

Happy Sellers & Buyers - Another
Property Sale By MILES BYRON.

downstairs W.C., South Facing Rear Garden + Driveway Parking | Freenoid **SOLD**

THE FOOTPRINT OF A 3 BEDROOM
PROPERTY - The Perfect First-
Time/Investment Purchase * MILES
BYRON are delighted to offer For Sale
with NO ONWARD CHAIN this stylish &
refurbished terraced property located
along one of the most desirable no-
through roads in Gorse Hill. Located
on the outskirts of the Town Centre,
however conveniently located within
very close proximity to amenities,
excellent public transport links, a short
walk to the Railway Station, local
college & a 24 hour opening
supermarket. Major road links are also
a short commute such as Junction 15
of the M4 Motorway and superb access
to the Great Western Hospital. The
deceptively spacious accommodation
comprises: Entrance hall, a spacious,
dual aspect living/dining room, kitchen
and W.C. To the first floor there are 2
SPACIOUS DOUBLE BEDROOMS (the
main bedroom could be split into two
separate rooms if required). Externally
there is a front courtyard garden. In
addition there is a generous in size
and fully enclosed rear garden
boasting a SOUTH FACING ASPECT
with gate providing access to the
driveway which accommodates off
street parking for c.2 vehicles. Other
attributes include: a property rewire, a
recent service on the central heating
boiler & uPVC double glazing

Please Note: The property is still
undergoing the final stages of
refurbishment and a video tour will be
added over the next coming weeks.
The driveway is also being
professionally landscaped.

To confirm a suitable time to view in
advance, please contact our Swindon,
Old Town office as soon as possible!

Tenure: Freehold

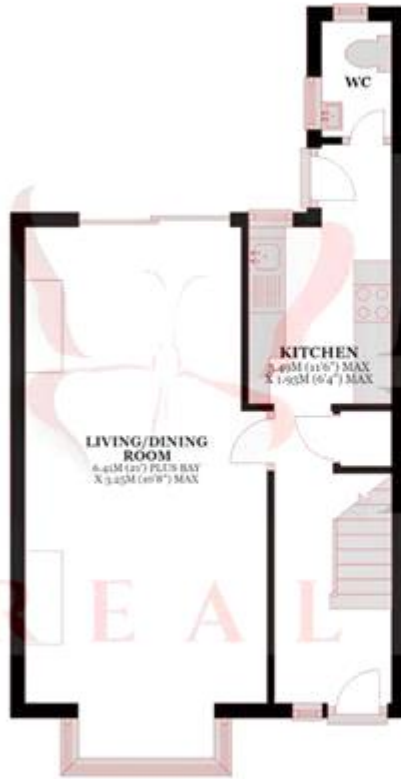
Parking options: Off Street
Garden details: Private Garden



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.

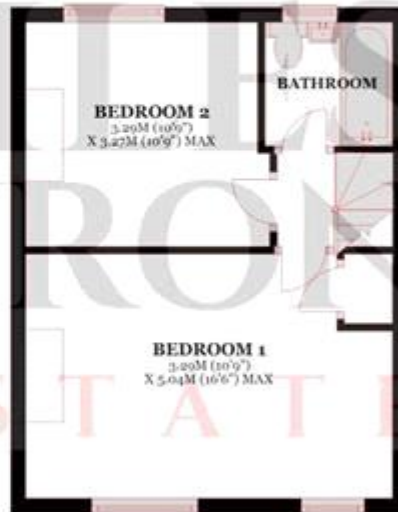
GROUND FLOOR

APPROX. 35.5 SQ. METRES (382.1 SQ. FEET)



FIRST FLOOR

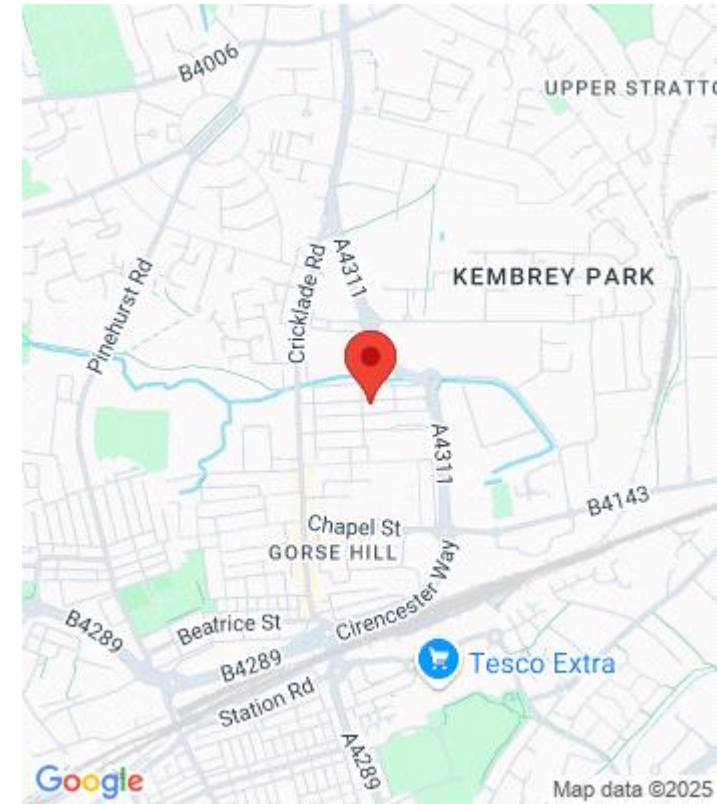
APPROX. 34.0 SQ. METRES (365.8 SQ. FEET)



TOTAL AREA: APPROX. 69.5 SQ. METRES (748.0 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		84
	63	
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.