



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!

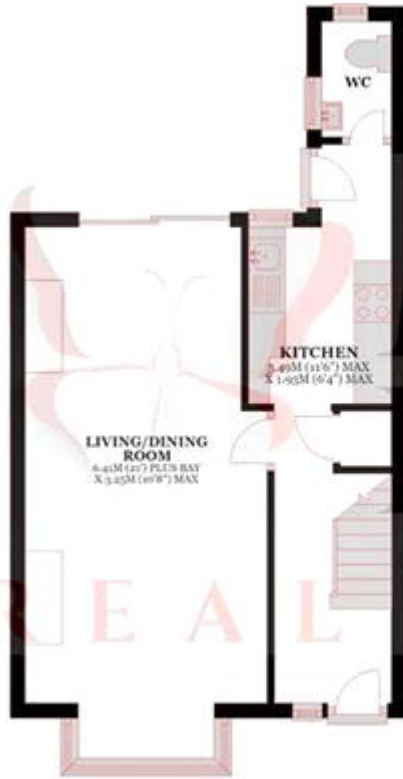
Tenure: Freehold



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.

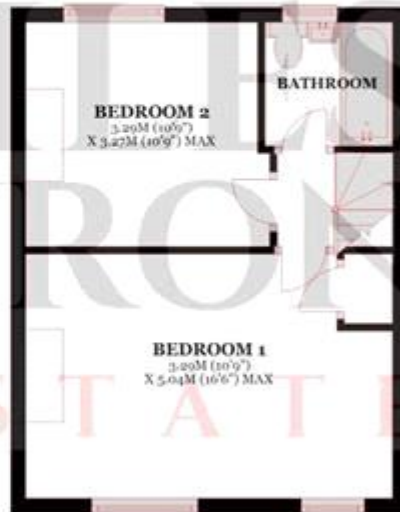
GROUND FLOOR

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



FIRST FLOOR

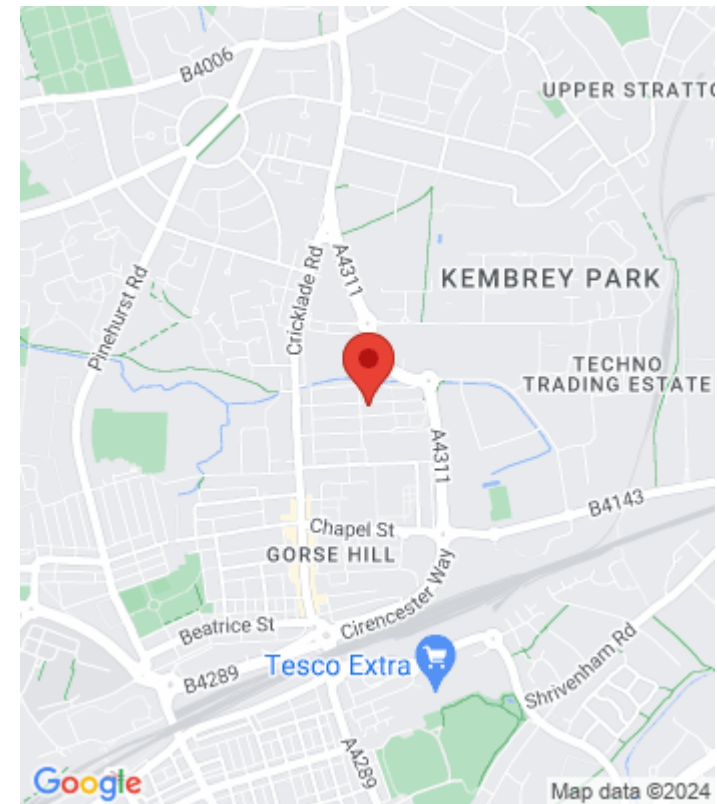
APPROX. 34.0 SQ. METRES (365.8 SQ. FEET)



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			84
(55-68) D		63	
(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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