



**Okus, Old Town, Swindon**  
**Offers Over £320,000**

South Facing Rear Garden, Tandem Length Garage, Three Floors Of Living Accommodation, 3 Bedrooms,

Apologies, We Are Now Fully Booked For Our Upcoming Property Launch Event - Saturday 12th February 2022. However, please contact our Swindon, Old Town Office to register your details for any cancellations we may receive in the meantime! Thank you!

PROPERTY VIDEO TOUR - NOW AVAILABLE TO VIEW ONLINE!

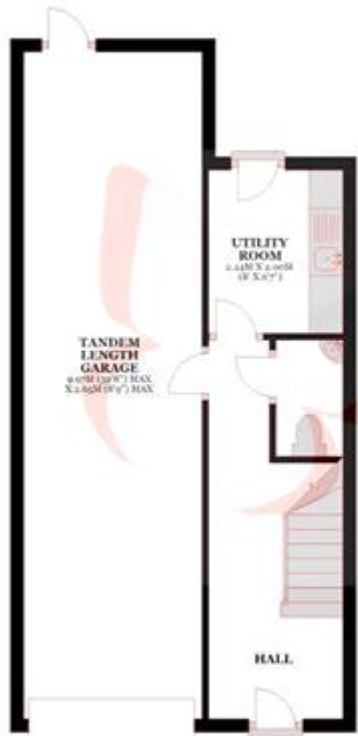
MILES BYRON are delighted to offer 'For Sale' this beautifully presented terraced town house located within the very desirable residential area of Okus, Old Town, Swindon. This wonderful family home provides three floors of spacious and versatile living accommodation. The accommodation includes: Entrance hall, cloakroom/W.C., utility room, tandem (double) in length garage. To the first floor there a spacious and tastefully decorated living room which have double doors leading onto a balcony. The first floor also provides access to a W.C. and the kitchen/dining room which has double doors open up to a 'Juliet' style balcony. To the second floor there are three bedrooms with a modern and very stylish en-suite to the master bedroom and a modern family bathroom. This property is conveniently located and in turn is a short walk/commute to amenities, local reputable schooling and the Town Gardens. The location also provides great access to major road links such as the A419, Junction 15 of the M4 Motorway, The Great Western Hospital & the Railway Station. In addition there are also large companies located within close proximity such as Nationwide, Intel & Amazon.

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.

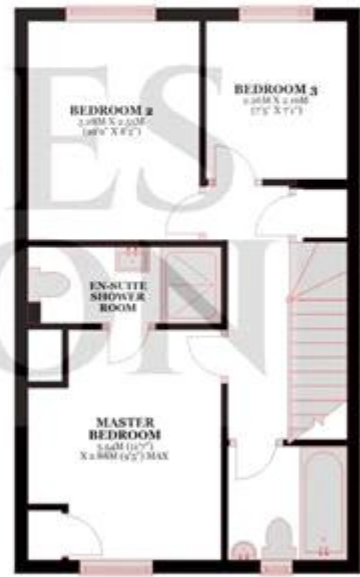
**GROUND FLOOR**  
APPROX. 43.7 SQ. METRES (470.2 SQ. FEET)



**FIRST FLOOR**  
APPROX. 38.3 SQ. METRES (412.1 SQ. FEET)



**SECOND FLOOR**  
APPROX. 38.2 SQ. METRES (411.1 SQ. FEET)



**TOTAL AREA: APPROX. 120.2 SQ. METRES (1293.5 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. Plans produced using PlanIt3p.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		89
(69-80)	C	78	
(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