MILES & BYRON

# Goddard Avenue, Old Town, Swindon

## Offers Over £600,000

Stunningly Presented Throughout, 5 Bedrooms, c.26' Kitchen/Dining/Family Room, South Westerly Facing

# Rear Garden, Sought After Location, Large Detached Garage/Workshop | Freehold SOLD

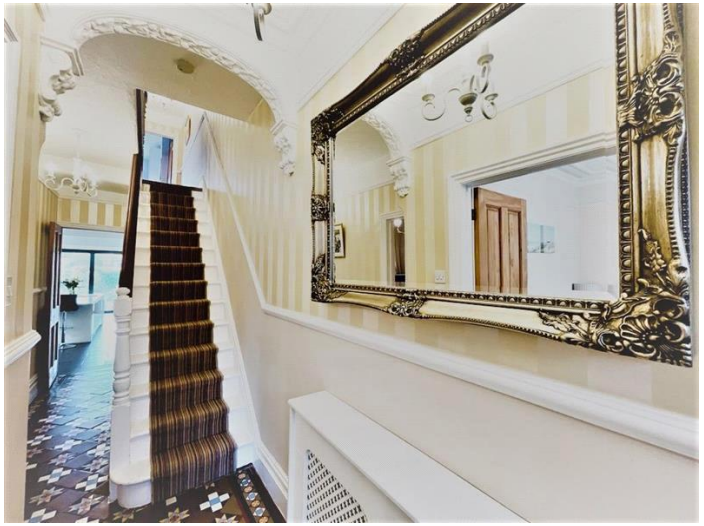
* PROPERTY VIDEO TOUR NOW AVAILABLE TO VIEW ONLINE *

Property Launch Event Days: Friday 8th April & Saturday 9th April 2022 (Viewing Is Strictly By Appointment Only).

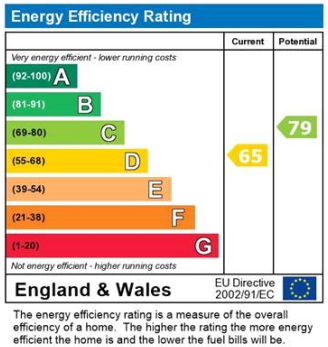
MILES BYRON are delighted to offer 'For Sale' this beautifully presented and extended, Victorian built, terraced family home. Located along one of Old Towns most desirable 'Tree Lined' roads. This property provides exceptional access to amenities, local reputable schooling and the Town Gardens can also be found within a short walk. This very attractive and substantial in size property offers three separate floors which boasts impressive living accommodation which in turn is perfect for those with a large family or simply those who enjoy and desire the larger property to host and entertain. You will find that the current owners have greatly improved, enhanced and maintained the property over the years of which has been sympathetically modernised but still retains lots of its original charm and character throughout with some period features 'on show'. This outstanding property benefits from an extended 'open plan' kitchen/dining/family room which measures approximately 26' in length. In addition, there are also large, bi-folding doors which lead to a well tended and fully enclosed south westerly facing rear garden with the addition and benefit of a large garage/workshop which measures c.21' x 13' which benefits from having an electric powered & remote controlled roller door. There is also an additional hard-standing area which can be found directly in front of the garage which offers an additional off street parking space. Other attributes to this amazing property include: a first floor, modern 4-piece bathroom suite with the addition to having a downstairs cloakroom/w.c., separate

utility room, two spacious reception rooms including a living room and snug room and a modern shower room to the second floor. There is also the great benefit of having roof solar panels ( which produces an annual income/reduction in your electric bill). To fully appreciate the 'homely feel' and positive and welcoming vibes, we would highly recommend contacting our Swindon, Old Town office to arrange your viewing as soon as possible. Thank you.

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.




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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