



Belgrave Street, Old Town, Swindon
Offers Over £485,000

FREE OF CHAIN!, C.2000 Sq Ft Of Living Space, Versatile Accommodation, Breath Taking Views

C.2000 SQUARE FEET / C.180
SQUARE METERS OF LIVING
ACCOMMODATION WHICH CAN BE
FOUND SITUATED OVER FOUR
FLOORS * ENVIABLE & ELEVATED
POSITION WITH STUNNING VIEWS
OVER WOODLAND AND QUEENS
PARK/LAKE. Constructed within the
past C.3 years which includes an
'Architecture' Build Warranty - for your
peace of mind! Located within the
extremely desirable Old Town area of
Swindon. Attributes include: An
impressive 'open plan and dual
aspect' living/dining room which in turn
provides access to a balcony which
boasts far reaching and breath-taking
views. This versatile accommodation
can be found situated over a total of 4
floors. Briefly including: Street Level: An
impressive, dual aspect living/dining
room measuring c.28' x 18', to the
Lower Ground Floor Level: A very
spacious 'open plan'
kitchen/breakfast/family room plus a
separate utility room. The kitchen area
measures c.28' x 14 which also
benefits from having a beautiful granite
breakfast/preparation island which in
our opinion makes an outstanding
focal point to the room. In addition,
there are double doors which in turn
lead to the professionally landscaped
rear garden. To the official first floor
there are TWO OF THE THREE
DOUBLE BEDROOMS - THE MASTER
BEDROOM BENEFITS FROM BUILT-IN
WARDROBES AS WELL AS HAVING
ITS VERY OWN EN-SUITE SHOWER
ROOM. In addition to this floor there is
also a family bathroom and a large
airing cupboard providing ample
storage space. To the top floor you will
find a very spacious bedroom/suite
which dominates this floor. This
bedroom also benefits from having its
very own en-suite shower room.
Externally there is a driveway providing
off street parking to the front of the
property. In addition, there is a
professionally landscaped rear garden
which in turn leads to additional off

Overlooking Queens Park/Lake, Driveway Parking to the Front & Rear Aspect, C.28' Kitchen/Family
Room, C.28' Living Room | Freehold **SOLD**

street parking to the rear aspect. To fully appreciate the unique and spacious living accommodation, MILES BYRON would highly recommend confirming your appointment to view as soon as possible!

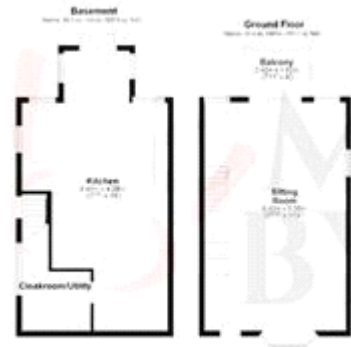
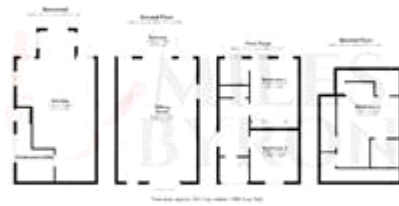
Tenure: Freehold

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/fixings 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		92
(81-91) B	85	
(69-80) C		
(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
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