



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

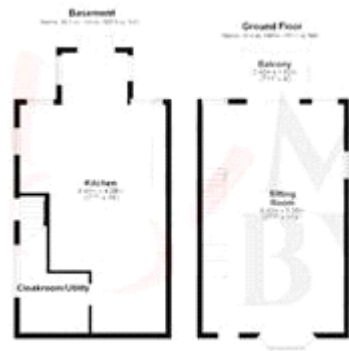
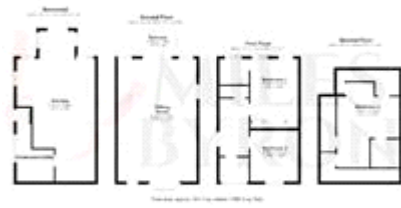
Overlooking Queens Park/Lake, Driveway Parking to the Front & Rear Aspect, C.28' Kitchen/Family Room, C.28' Living Room | Freehold **SOLD**

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



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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