



**MILES
BYRON**

Old Town, Swindon
Guide Price £175,000

No Onward Chain, Close By To Amenities, Beautifully Presented Throughout, Double Glazing, Gas

PROPERTY VIDEO TOUR - NOW
AVAILABLE TO DOWNLOAD & VIEW
ONLINE!

* NO ONWARD CHAIN * A MUST VIEW
PROPERTY *

MILES BYRON are delighted to offer
'For Sale' this beautifully presented
END OF TERRACE HOME located
within the very Heart of Old Town,
Swindon. In our professional opinion
this property, would make the
PERFECT FIRST-TIME STARTER
HOME or IDEAL INVESTMENT
PURCHASE. Positioned on 'the
doorstep' to amenities and large
companies such as Nationwide HQ &
Intel which can be found within close
proximity. Attributes include: double
glazing, gas radiator central heating.

The living accommodation is situated
over two floors. Entrance hall,
living/dining room and kitchen to the
ground floor. To the first floor there is a
spacious DOUBLE BEDROOM & a
generous in size bathroom.

There is an OFF STREET PARKING
OPTION AVAILABLE which can be
found close by to this property. T&C's
(A Parking Permit Is Optional Via The
Local Council. The Cost Of Purchasing
A Permit Is Approximately £150.00 (6
Months) Or Alternatively £290.00 (12
Months).

Tenure: Freehold

Radiator Central Heating, Double Bedroom & Large First Bathroom | Freehold

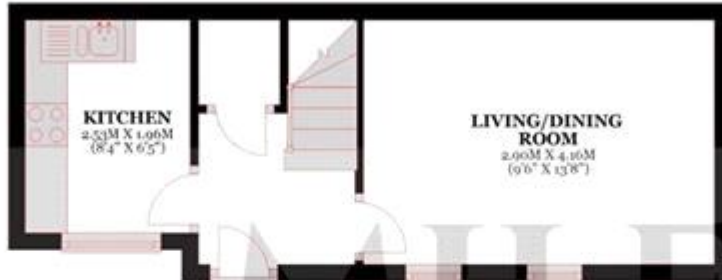
SOLD



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.

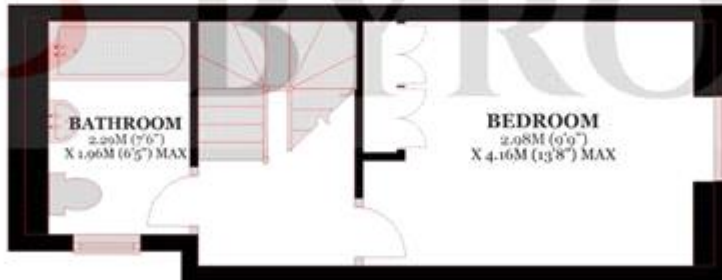
GROUND FLOOR

APPROX. 23.0 SQ. METRES (247.1 SQ. FEET)



FIRST FLOOR

APPROX. 23.0 SQ. METRES (247.1 SQ. FEET)



TOTAL AREA: APPROX. 45.9 SQ. METRES (494.2 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		91
(81-91)	B		
(69-80)	C	74	
(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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