



**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**



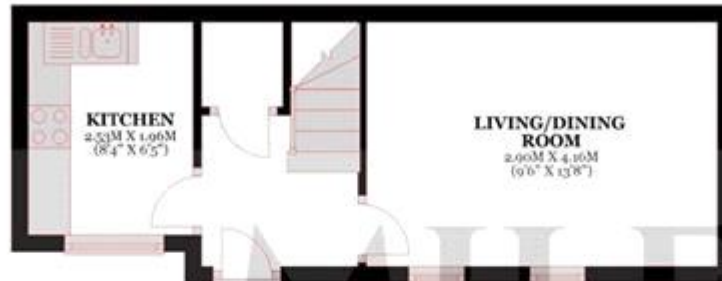


Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, 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.



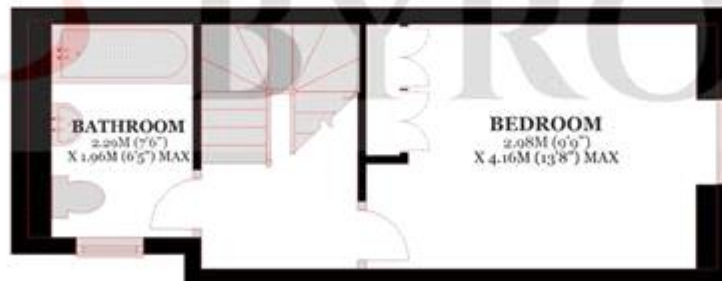
## GROUND FLOOR

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) <b>A</b>		91
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.