



**Bouverie Avenue, Lakeside**  
**Guide Price £425,000**

Sought After Location, No Onward Chain, Extension Potential (S.T.P.P.), Scope For Improvement, C.26' x



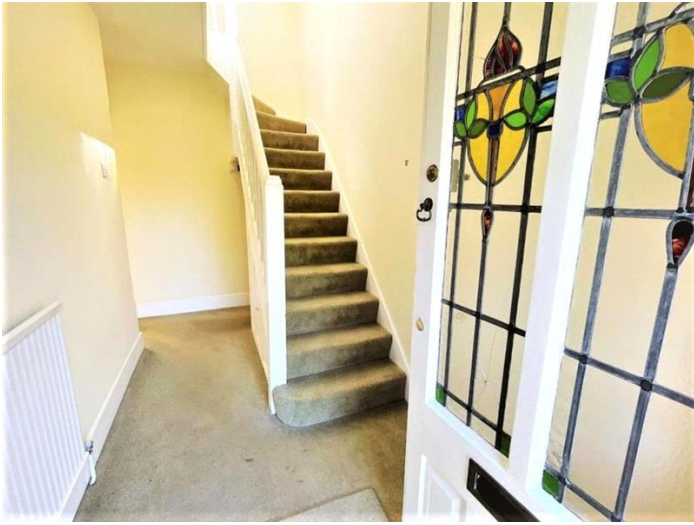
\* PROPERTY VIDEO TOUR - NOW  
AVAILABLE TO DOWNLOAD & VIEW  
ONLINE \*

\* Being SOLD with NO ONWARD  
CHAIN! \* A Rare Opportunity To  
Purchase A Wonderful Home Which  
Offers Lots Of Potential & In Turn Is  
Located Along One Of The Most  
Sought After Roads Within The  
Lakeside Area - A Quiet & No -Through  
Road \* MILES BYRON are delighted to  
offer For Sale this 1930's built, double  
bay fronted, semi detached home. This  
property offers potential to extend /  
scope for improvement (subject to the  
necessary permission/s). Attributes  
include: uPVC double glazing (modern  
Worcester Bosch central heating  
boiler), a generous in size driveway  
providing off street parking for c.3  
vehicles, a south westerly facing front  
garden, garage, a fully enclosed and  
established rear garden with gated  
side access leading to the driveway.  
Believed to be a former show home in  
the day and can be found slightly wider  
in width compared to the average semi  
detached property built within the area  
at the time. The deceptively spacious  
living accommodation briefly  
comprises: Entrance porch, Entrance  
hallway, an open plan living/dining  
room measuring an impressive of C.  
26ft x 14ft, conservatory, kitchen,  
lobby/utility area and W.C. To the first  
floor there are 3 BEDROOMS &  
shower/bathroom room. To fully  
appreciate this delightful property, we  
would highly recommend confirming  
an appointment to view as soon as  
possible!

Tenure: Freehold  
Parking options: Off Street  
Garden details: Private Garden

14' Living/Dining Room, Conservatory, Driveway For C. 3 vehicles + Garage | Freenoid

**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.





TOTAL AREA: APPROX. 100 SQ. METERS (1076 SQ. FEET)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>82</b>
(55-68) <b>D</b>	<b>63</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.



Viewing by appointment only  
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