



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 *

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

SOLD

* 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



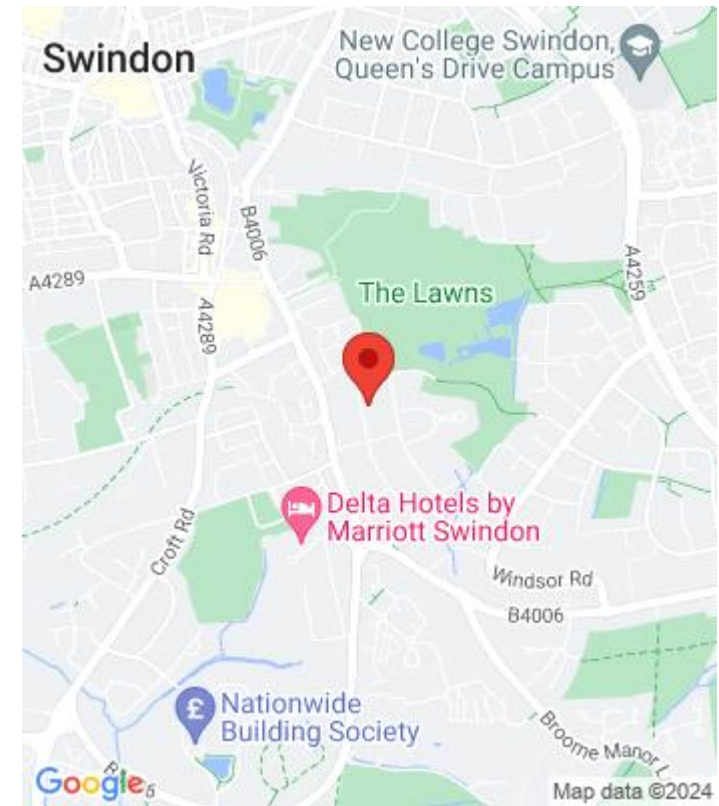
Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, 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. 1008 SQ. METERS (10774 SQ. FEET)



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