



Dulverton Avenue, Park North, Swindon
Offers Over £220,000

No Onward Chain, Large Conservatory, 2 Double Bedrooms, Spacious Living Room, Kitchen/Dining Room,

Apologies, We Are Now Fully Booked For Our Upcoming Property Launch Event - Friday 15th July 2022. However, please contact our Swindon, Old Town Office to register your details for any cancellations we may receive in the meantime! Thank you!

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

* Attention - All First Time Buyers * All Viewings To Commence From: Friday 15th July 2022 - Strictly By Appointment Only * Please Contact Us/Register Online Or By Email To Confirm Your Appointment To View. NO ONWARD CHAIN * MILES BYRON are delighted to offer For Sale this very spacious SEMI DETACHED home located within East Swindon. Attributes include: A block paved front aspect providing potential off street/driveway parking (subject to planning/kerb being lowered), a fully enclosed rear garden with a gate providing side access. To the first floor there are 2 DOUBLE BEDROOMS & a bathroom. The ground floor accommodation briefly includes: Entrance hall, utility/lobby area, a spacious, light & airy living room, kitchen/dining room + a large conservatory. Viewing Is Highly Recommended!

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.



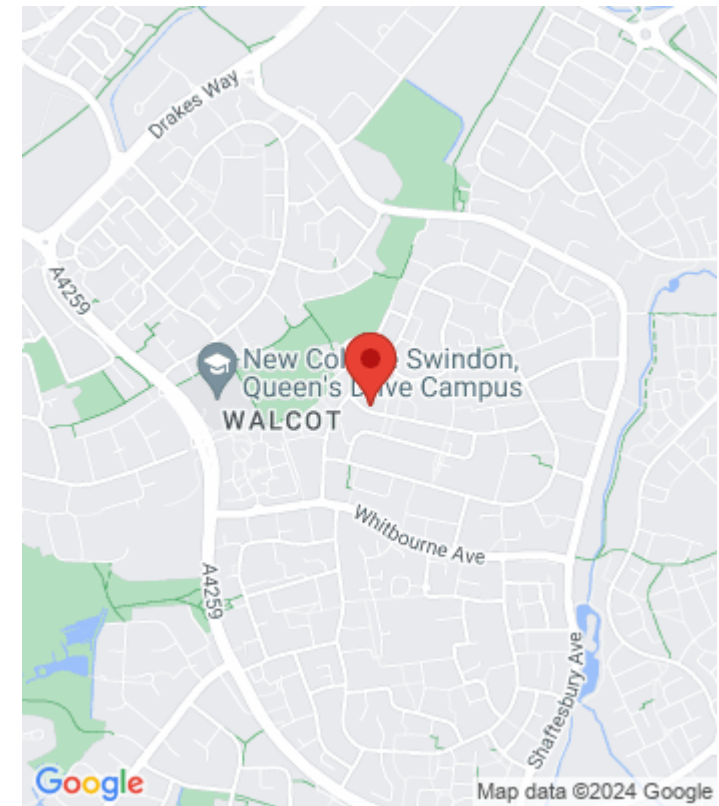
TOTAL AREA: APPROX. 228.2 SQ. METRES (2128 SQ. FEET)

All areas and use for illustrative purposes only and are intended to show the general layout and not to be relied upon for any specific purpose. All areas are approximate and may vary slightly from actual measurements. All areas are intended to show the general layout and not to be relied upon for any specific purpose.



TOTAL AREA: APPROX. 114.1 SQ. METRES (1114 SQ. FEET)

All areas and use for illustrative purposes only and are intended to show the general layout and not to be relied upon for any specific purpose. All areas are approximate and may vary slightly from actual measurements. All areas are intended to show the general layout and not to be relied upon for any specific purpose.



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		
		85
	70	

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
MILES BYRON Real Estate
 MILES BYRON Real Estate, 105 Victoria Road, Old Town, Swindon, Wiltshire. SN1 3BD
 Tel: 01793 200 160 Email: richard@milesbyron.com Website: www.milesbyron.com