



**Bowling Green Lane, Off Westlecot Road, Old Town**  
**Guide Price £575,000**

Detached & Spacious Bungalow, Stunning Location, Beautiful, Well Tended Gardens, 3 Double Bedrooms,

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

\* All viewings to commence from Saturday 9th July 2022 - (Strictly by appointment only) \*

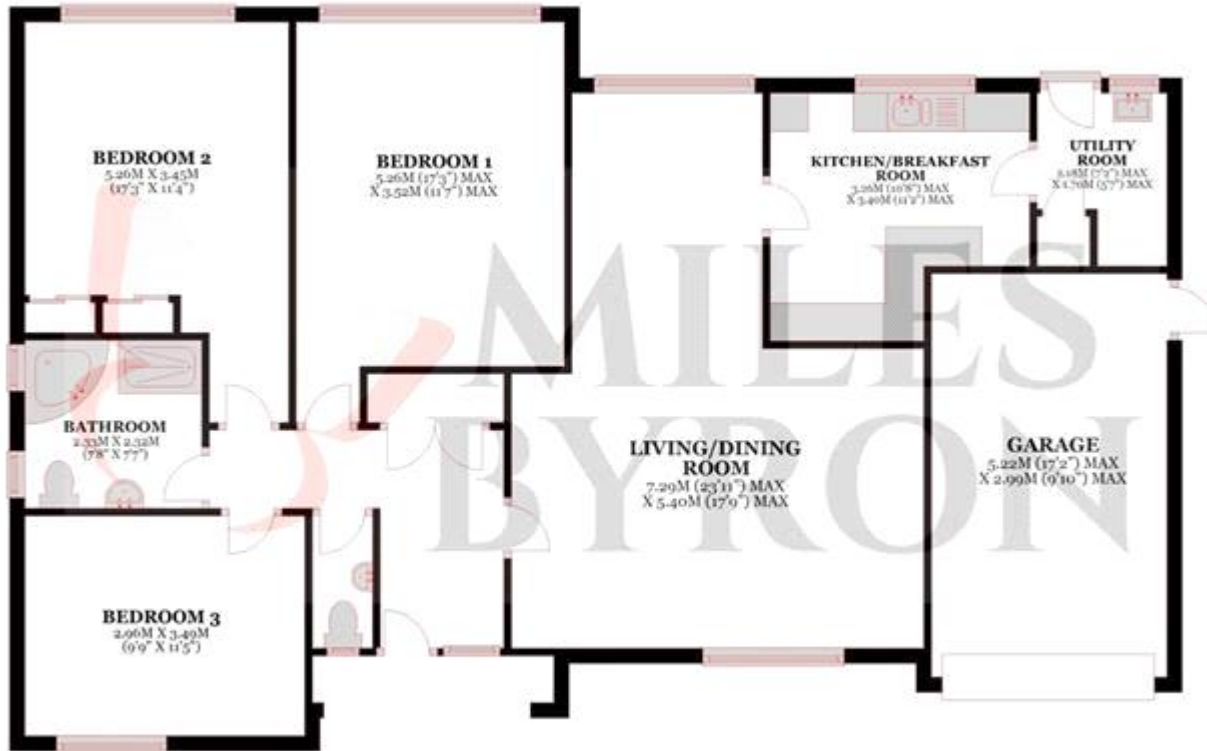
MILES BYRON are delighted to offer this unique opportunity to purchase this delightful and very spacious, detached bungalow which can be found located along one of Old Towns most desirable no-through roads. Close proximity to amenities as well as regular public transport if required. This delightful property boasts enviable, far reaching front aspect views over countryside and benefits from having a beautifully tended and established rear garden. The well presented living accommodation briefly comprises: Entrance porch, entrance hall, three double bedrooms, a very spacious, light and airy, dual aspect living/dining room, kitchen and separate utility room. In addition there is a large 4-piece bathroom and an additional cloakroom/W.C. Externally there is a single garage and a driveway. To fully appreciate this outstanding home, we would highly recommend confirming an appointment to view as soon as possible.

Tenure: Freehold



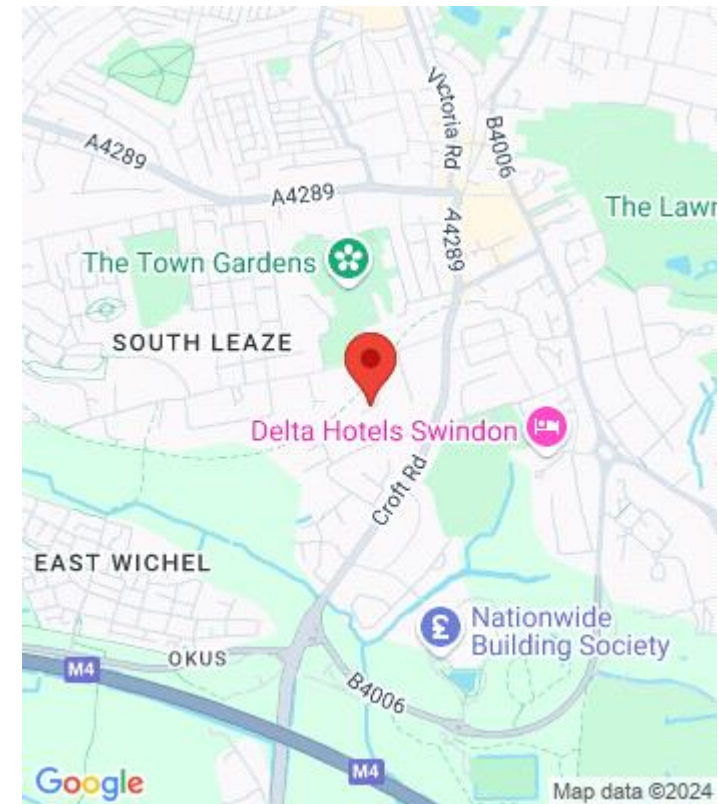
Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors,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

**PROPERTY LAYOUT**  
APPROX. 123.4 SQ. METRES (1328.6 SQ. FEET)



**TOTAL AREA: APPROX. 123.4 SQ. METRES (1328.6 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		
(81-91)	B		84
(69-80)	C		
(55-68)	D	57	
(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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