



**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

A Spacious 4-Piece Bathroom, Driveway + Garage | Freenoid **SOLD**

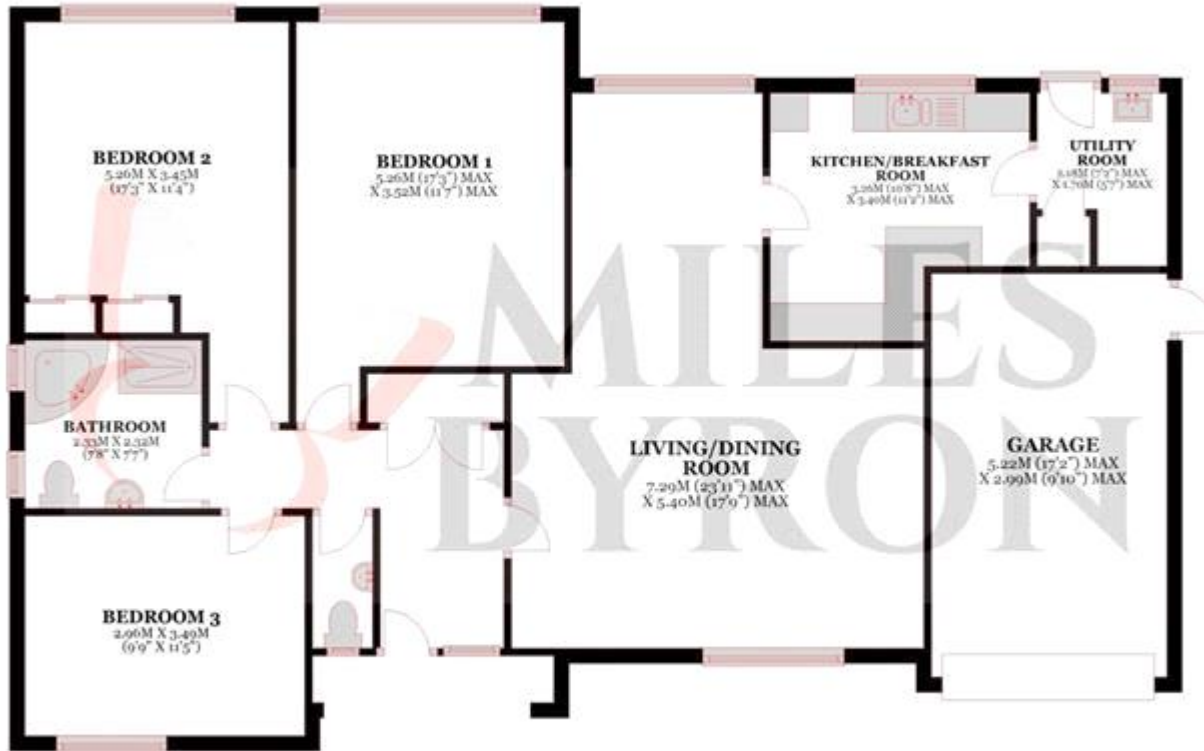




Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors,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

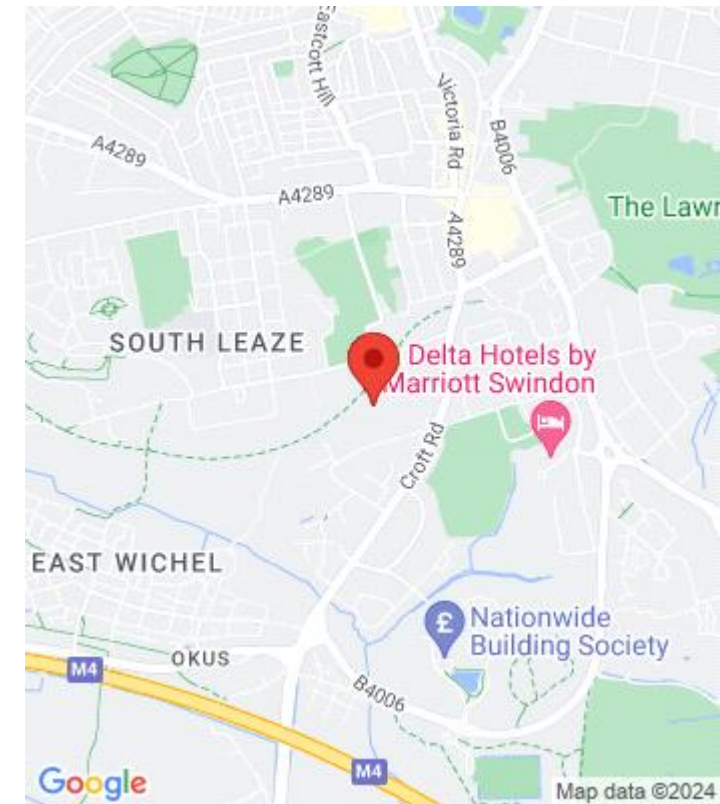


**PROPERTY LAYOUT**  
APPROX. 123.4 SQ. METRES (1328.6 SQ. FEET)



**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) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	
(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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