



Old Town, Swindon
Guide Price £450,000

A Stunningly Presented Detached Family Home Boasting 4 Generous Size Bedrooms, An Outstanding Re-

Property Launch Event Days -
Wednesday 3rd & Saturday 6th August
2022 - Viewing Is Strictly By
Appointment Only!

Fitted 'Open Plan. Kitchen/Dining Room, Car Port, Double Garage & Driveway For Numerous Vehicles |

Freehold **SOLD**

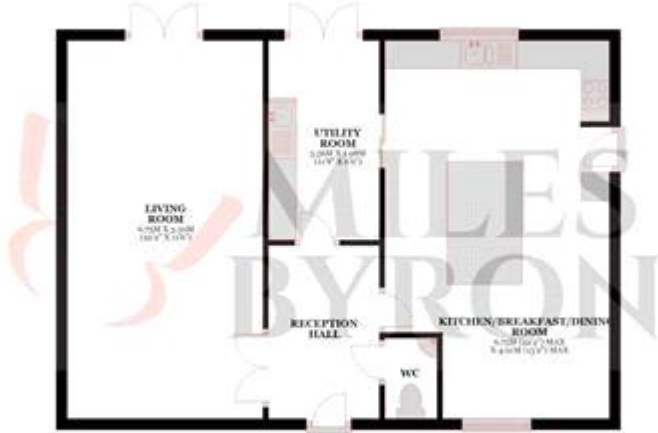
MILES BYRON are delighted to offer
For Sale this amazing and greatly
improved 4 BEDROOM detached
family home which overlooks public
open green space to the front aspect.
The rear garden is fully enclosed and
has been professionally landscaped.
This outstanding property benefits
from an impressive 'open plan' and
dual aspect re-fitted kitchen/dining
room measuring C.22' x 13' with a
matching breakfast/preparation island,
integrated kitchen appliances such as
a dishwasher and a fitted, electric, fan
assisted double oven/grill and an
induction hob. In addition there is a
separate and very spacious utility
room. Additional living accommodation
includes: A spacious 'dual aspect'
living room

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.

GROUND FLOOR
APPROX. 65.5 SQ. METRES (704.6 SQ. FEET)

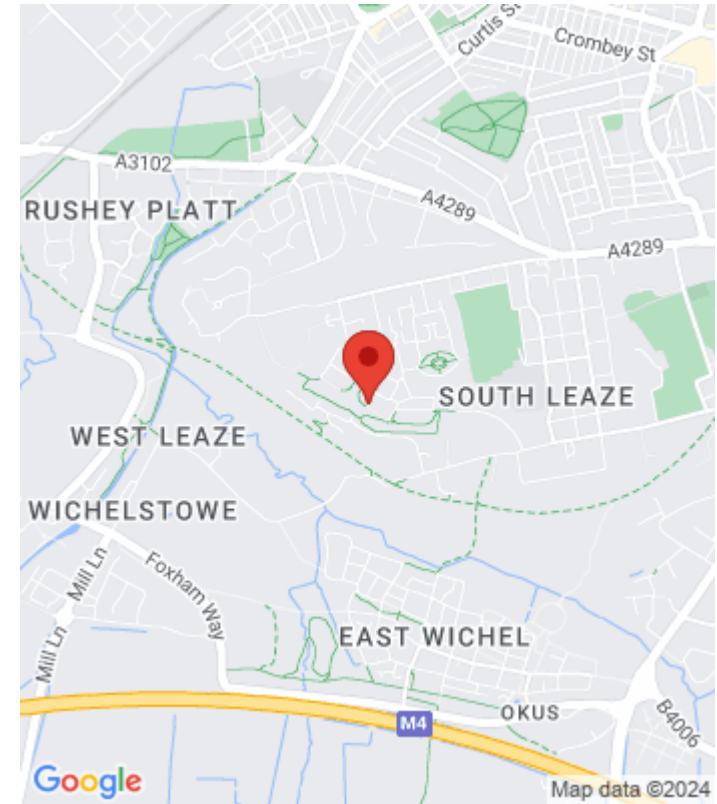
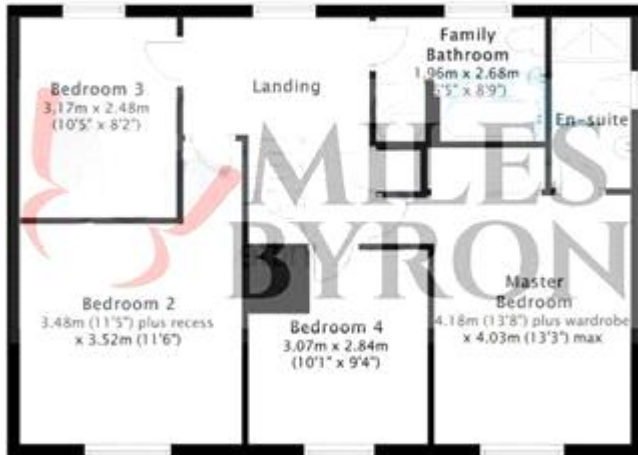


TOTAL AREA: APPROX. 65.5 SQ. METRES (704.6 SQ. FEET)

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 PlotUp.

First Floor

Approx. 65.3 sq. metres (702.4 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		88
(81-91)	B		
(69-80)	C	79	
(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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