



**Western Street, Old Town, Swindon**  
**OIRO £255,000**

\* HEART OF OLD TOWN LOCATION \* 3 BEDROOMS \* DOWNSTAIRS W.C. \* FIRST FLOOR

OVER 980 SQ FT / 92 SQ METERS OF STYLISHLY PRESENTED LIVING ACCOMMODATION WHICH CAN BE FOUND SITUATED OVER THREE FLOORS. A short walk to local amenities such as a variety of small boutique style businesses, restaurants, cafes & public houses.

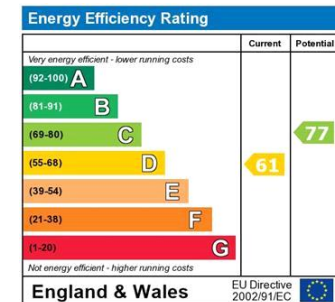
\* READY TO MOVE INTO - 'SHOW HOME' CONDITION & PRESENTATION THROUGHOUT \* MILES BYRON are delighted to offer 'For Sale' this stunningly presented terraced home which is located within the HEART of Old Town, Swindon. The impressive living space briefly comprises: entrance hallway, a spacious 'Open Plan' living/dining room, modern & stylish kitchen, separate garden room/home office & cloakroom/W.C. To the first floor there are two bedrooms & a bathroom. To The second floor there is a third bedroom / an official loft room. To fully appreciate this amazing property, we would highly recommend confirming your appointment to view as soon as possible! GREAT NEWS! - THE HOMEOWNERS HAVE ALREADY FOUND & SECURED A PROPERTY TO PURCHASE.

BATHROOM \* SPACIOUS LIVING ACCOMMODATION SITUATED OVER THREE FLOORS \* A SHORT WALK TO AMENITIES | Freehold **SOLD**

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/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.



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.