



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.

Tenure: Freehold

Garden details: Private Garden

BATHROOM " SPACIOUS LIVING ACCOMMODATION SITUATED OVER THREE FLOORS " A SHORT
WALK TO AMENITIES | Freehold **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/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.



| 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 | | |
| | 61 | 77 |
| 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.