



**Kent Road, Old Town, Swindon**  
**Offers Over £320,000**

2 Double Bedrooms, First Floor Bathroom, Downstairs W.C. Extended Kitchen/Breakfast/Dining Area,

\* 2 DOUBLE BEDROOMS +  
SPACIOUS FIRST FLOOR, 4-PIECE  
BATHROOM WHICH INCLUDES A  
ROLL TOP BATH & SEPARATE  
DOUBLE WIDTH SHOWER CUBICLE  
+ DOWNSTAIRS CLOAKROOM/W.C. \*  
MILES BYRON are delighted to offer  
this OUTSTANDING & VERY  
ATTRACTIVE red brick, bay front,  
terraced house which is located within  
a short walk to amenities. This  
amazing property includes deceptively  
spacious and very impressive living  
space throughout. The  
accommodation briefly comprises:  
entrance porch, entrance hall,  
cloakroom/W.C., living room, inner hall,  
home office/play room, an extended &  
stunning kitchen/breakfast/dining area  
with roof lanterns, picture window, a  
space for a range cooker and  
breakfast / preparation island.  
Externally there is A WESTERLY  
FACING & professionally landscaped  
rear garden plus off street parking for  
C.1-2 Vehicles. To fully appreciate this  
wonderful property, we would highly  
recommended confirming an  
appointment to view as soon as  
possible!

Tenure: Freehold  
Parking options: Off Street  
Garden details: Private Garden

LIVING ROOM & HOME OFFICE, A WESTERLY FACING REAR GARDEN & OFF STREET PARKING | 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> <small>EU Directive 2002/91/EC</small>		
<small>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.</small>		



Viewing by appointment only  
**MILES BYRON Real Estate**  
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