



Stafford Street, Old Town, Swindon
Guide Price £227,500

* FREE OF CHAIN * 2 DOUBLE BEDROOMS + LOFT SPACE, A SPACIOUS, FIRST FLOOR, 4-PIECE

THE PERFECT FIRST-
TIME/INVESTMENT PURCHASE *
FREE OF CHAIN * 2 DOUBLE
BEDROOMS + LOFT SPACE + A
SPACIOUS, FIRST FLOOR, 4-PIECE
BATHROOM * SPACIOUS LIVING
ACCOMMODATION * POTENTIAL OFF
STREET/DRIVEWAY PARKING TO THE
FRONT OF THE PROPERTY (S.T.P.P.)
* SOUGHT AFTER LOCATION *

CLOSE PROXIMITY TO AMENITIES *
MILES BYRON are delighted to offer
'For Sale' this attractive, red brick,
Victorian built END OF TERRACE
home located within the very popular
Old Town area of Swindon. The
accommodation briefly comprises:
Entrance hall, living / dining room and
kitchen. To the first floor there are two
double bedrooms + loft space + a
spacious bathroom. To fully appreciate
this deceptively spacious, family sized
property, MILES BYRON would highly
recommend confirming your
appointment to view as soon as
possible!

Tenure: Freehold

**BATHROOM * SPACIOUS LIVING ACCOMMODATION, POTENTIAL PARKING TO THE FRONT OF THE
PROPERTY (S.T.P.P.) * SOUGHT AFTER LOCATION * | 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.

GROUND FLOOR
APPROX. 31.9 SQ. METRES (343.4 SQ. FEET)



FIRST FLOOR
APPROX. 40.8 SQ. METRES (439.2 SQ. FEET)



SECOND FLOOR
APPROX. 30.7 SQ. METRES (330.5 SQ. FEET)



TOTAL AREA: APPROX. 103.4 SQ. METRES (1113.1 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 PlanIt!



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E	54	
(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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