



**Argyle Street, Gorse Hill, Swindon**  
**Offers Over £180,000**

Free Of Chain, Popular Location, Close Proximity To Amenities, Refurbished & Ready To Move Into,

\* FREE OF CHAIN! \* 2 GOOD SIZE BEDROOMS\* MILES BYRON are delighted to offer For Sale this REFURBISHED & STYLISHLY PRESENTED END OF TERRACE home which is located in the Gorse Hill area of Swindon - In our opinion, this would make the perfect FIRST-TIME STARTER HOME / INVESTMENT PURCHASE!

Positioned along a popular no-through road in Gorse Hill, located on the outskirts of the Town Centre, however conveniently located within close proximity to amenities, excellent public transport links, a short walk to the Railway Station, local college & a 24 hour opening supermarket. Major road links are also a short commute such as Junction 15 of the M4 Motorway and superb access to the Great Western Hospital. The 'READY TO MOVE INTO' living accommodation comprises: Entrance hall, an 'open plan' living/dining room and modern kitchen. To the first floor there are 2 BEDROOMS & bathroom. Externally there is a front and fully enclosed rear garden. In addition there is an allocated parking space for one vehicle. Other attributes include: gas radiator central heating via combination boiler & uPVC triple glazing.

To confirm a suitable time to view in advance, please contact our Swindon, Old Town office as soon as possible!

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

modern kitchen, 'open plan' living/dining room, 2 Good Size Bedrooms, Fully Enclosed Rear Garden, Allocated Parking Space | 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.



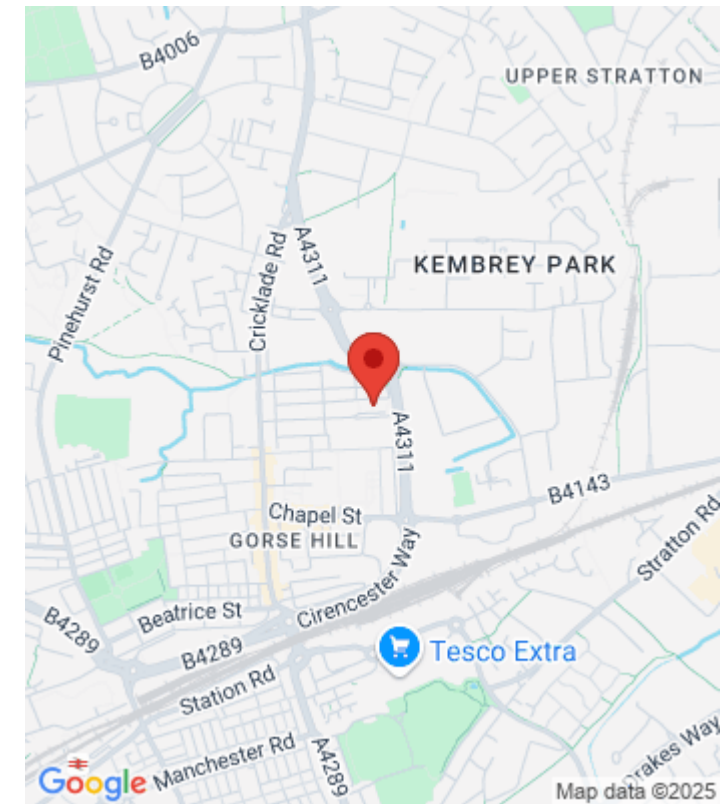
TOTAL AREA: APPROX. 49.2 SQ. METRES (529.3 SQ. FEET)

All images used are for illustrative purposes only and are intended to convey the concept and vision for the property 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.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>71</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		
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  
**MILES BYRON Real Estate**  
 MILES BYRON Real Estate, 105 Victoria Road, Old Town, Swindon, Wiltshire. SN1 3BD  
 Tel: 01793 200 160 Email: [richard@milesbyron.com](mailto:richard@milesbyron.com) Website: [www.milesbyron.com](http://www.milesbyron.com)