



Marlborough Road, Old Town, Swindon
Offers Over £450,000

Extended, Sought After Location. Large & Well Tended South Westerly Facing Rear Garden Measuring

* C.1550 SQ FT / 144 SQ METERS OF SPACIOUS LIVING ACCOMMODATION

* 3 DOUBLE BEDROOMS * AN EXTENDED & BEAUTIFULLY PRESENTED, character, semi detached residence, occupying a generous & enviable size plot with large well tended gardens measuring in excess of 120' in length and offering a high degree of privacy as well as boasting a SOUTH, WESTERLY facing aspect. MILES BYRON are delighted to offer For Sale this deceptively spacious and very impressive family sized home located along the very sought after Marlborough Road in Old Town. This outstanding property provides excellent access to amenities such as the vibrant Old Town and Greenbridge Retail Park as well as offering superb access to major road links such as the A419 & J.15 of the M4 Motorway and in addition; a short distance to the Great Western Hospital, Coate Water Country Park, the Savernake Arboretum & the Polo Ground. The living accommodation briefly comprises: Reception Hall, Cloakroom/W.C., Family Room/Home Office, Spacious Living Room, Dining Room, spacious utility/laundry room & Kitchen With Double Doors Opening Out Onto The C.120' In Length, South Westerly Facing Rear Garden. To the first floor there is a spacious landing with the added bonus of built-in storage, 3 Double Bedrooms (The Master Bedroom Is Substantial In Size With Its Very Own Dressing Area) and a large bay-shaped window which provides the added benefit of an elevated/birds-eye view over the well tended rear garden. Externally the property has a large driveway which provides ample off street parking. To fully appreciate this amazing property, MILES BYRON would highly recommend confirming an appointment to view as soon as possible!

C.120ft In Length, 3 Double Bedrooms, Large 4-Piece Family Sized Bathroom, Large Driveway Providing Ample Parking | Freehold **SOLD**

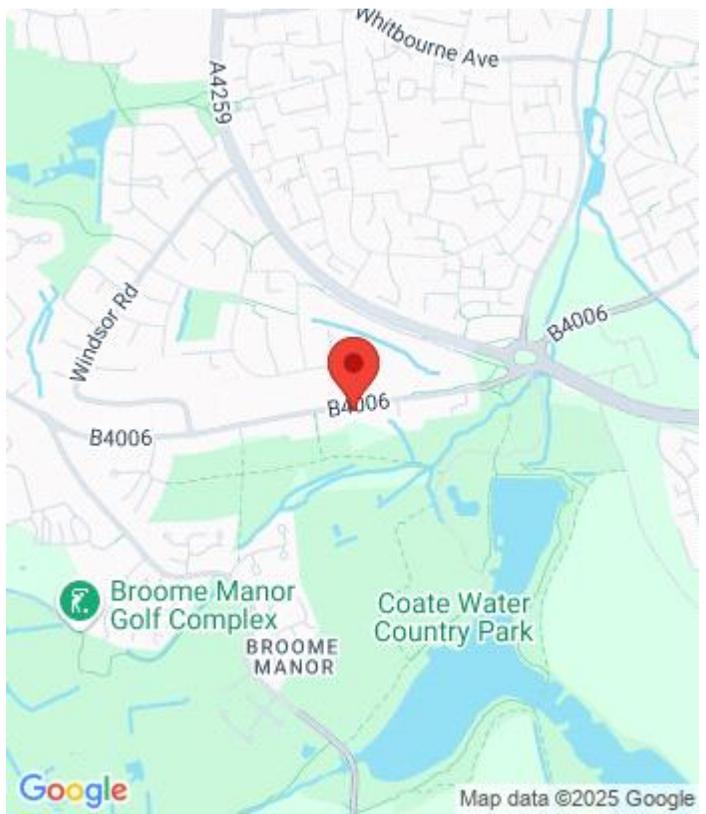
Tenure: Freehold
Parking options: Off Street
Garden details: Private Garden



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. 14.0 x 14.0 METRES (45.9 x 45.9 FEET)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D	65	
(39-54) E		
(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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