



Edinburgh Street, Gorse Hill, Swindon
Offers Over £210,000

Offered For Sale With VACANT POSSESSION * TWO SEPARATE RECEPTION ROOMS * A FULLY

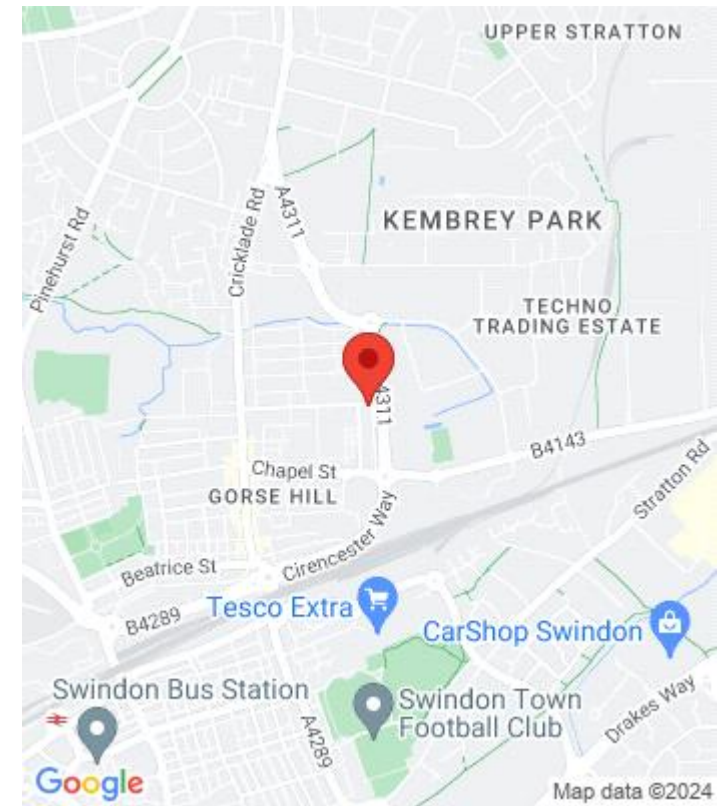
* PROPERTY LAUNCH EVENT -
Saturday 4th February 2023 (Viewing is
strictly by appointment only) * The
Perfect First-Time/Investment
Purchase * Offered For Sale With
VACANT POSSESSION * TWO
SEPARATE RECEPTION ROOMS * A
FULLY ENCLOSED AND GOOD SIZE
REAR GARDEN BOASTING A SOUTH
FACING ASPECT + OFF STREET
PARKING TO THE REAR ASPECT *
TWO LARGE DOUBLE BEDROOMS *
EXTENDED KITCHEN/BREAKFAST
ROOM * CLOSE BY TO AMENITIES *
MILES BYRON are delighted to offer
this stylishly presented and ready to
move into terraced home located in
within the very popular Gorse Hill area.
Situated 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. To fully
appreciate this delightful home, we
would highly recommend confirming
your appointment to view as soon as
possible! Please contact us by
registering your details online/email to
register your interest in advance!

Tenure: Freehold

ENCLOSED AND GOOD SIZE REAR GARDEN BOASTING A SOUTH FACING ASPECT + OFF STREET
PARKING TO THE REAR ASPECT * TWO LARGE DOUBLE BEDROOMS * EXTENDED
KITCHEN/BREAKFAST ROOM * | 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		86
(69-80) C	72	
(55-68) D		
(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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