



Westlecot Road, Old Town, Swindon
Guide Price £650,000

*** C.2100 SQ FT/196 SQ METERS OF LIVING SPACE + GARAGE/WORKSHOP (TOTAL C.2500 SQ

*** C.2100 SQ FT/196 SQ METERS OF LIVING SPACE + A LARGE, DETACHED DOUBLE GARAGE/WORKSHOP (TOTAL = C.2500 SQ FT/C.230 SQ METERS) *** ONE OF OLD TOWNS MOST SOUGHT AFTER & REPUTABLE 'TREE LINED' ROADS TO LIVE IN *** A VARIETY OF PERIOD FEATURES, 5 BEDROOMS, TWO SEPARATE RECEPTION ROOMS + A LARGE GARAGE/WORKSHOP WITH AN UPPER FLOOR AREA (PROVIDING FURTHER SCOPE/POTENTIAL S.T.P.P. TO IMPROVE). MILES BYRON are delighted to offer 'For Sale' this charming 'Victorian' built, terraced family home. This property provides exceptional access to amenities, local reputable schooling and the Town Gardens can also be found within a short walk. This very attractive and substantial in size property offers three separate floors which boasts spacious living and versatile accommodation which in turn is perfect for those with a large family or simply those who enjoy and desire the larger property to host and entertain. This very attractive home benefits from an extended & light & airy 'open plan' kitchen/dining/family room which measures approximately 30' x 11'. In addition, there are also large, double opening doors which lead to an established and fully enclosed rear garden with the addition and benefit of a large, detached garage/workshop which measures c.19' x 18'. To fully appreciate this delightful home, MILES BYRON would highly recommend confirming an appointment to view as soon as possible!

Tenure: Freehold

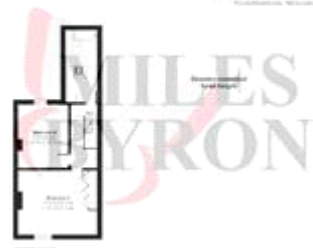
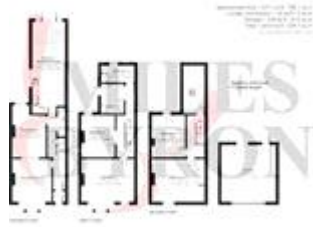
Parking options: Off Street

Garden details: Private Garden

FT/C.230 SQ METERS) **** ONE OF OLD TOWNS MOST SOUGHT AFTER & REPUTABLE 'TREE LINED' ROADS TO LIVE IN *** 5 BEDROOMS, TWO SEPARATE RECEPTION ROOMS + A LARGE GARAGE/WORKSHOP | 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		
(69-80) C		
(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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