



**Okus, Old Town, Swindon**  
**Offers Over £350,000**

\* END OF TERRACE HOME OFFERING VERSATILE LIVING ACCOMMODATION \* 4 GENEROUS SIZE

**BEDROOMS \* TWO UPGRADED SHOWER ROOMS + UPGRADED, MODERN BATHROOM, TWO SEPARATE RECEPTION ROOMS \* SPACIOUS KITCHEN/DINING ROOM/FAMILY SPACE \* DETACHED GARAGE | Freehold **SOLD****

C.1500 SQ FT OF LIVING SPACE + DETACHED GARAGE (TOTAL = C.1700) \*\*\* END OF TERRACE HOME OFFERING VERSATILE LIVING ACCOMMODATION \*\*\* 4 GENEROUS SIZE BEDROOMS \*\*\* TWO UPGRADED SHOWER ROOMS + UPGRADED, MODERN BATHROOM, TWO SEPARATE RECEPTION ROOMS \*\*\* LARGE, OPEN PLAN

KITCHEN/DINING ROOM/FAMILY SPACE MEASURING C.21' X 16' \*\*\* DETACHED GARAGE \*\*\* MILES

BYRON are delighted to offer for sale, this substantial four bedroom property, located within this much sought after area of Okus in Old Town.

This property provides superb access to amenities as well as being within a short walk/commute to local reputable schooling.

The ground floor living accommodation comprises; entrance hall, cloakroom/W.C., family/reception room and a more than generously size kitchen/dining room with double doors leading to fully enclosed garden and in turn a gate providing access to the garage.

The first floor offering; Another generous living room with views & double doors opening onto a 'Juliet' style balcony over looking the delightful green crescent area, in which the Okus development offers. A modern and stylish family sized shower room and the second double bedroom.

The second/top floor comprises; second floor landing, a large master bedroom with double open doors to another 'Juliet' style balcony overlooking the green crescent views once again + en-suite shower room. In addition there are two further bedrooms & a modern and stylish bathroom.

The fully enclosed rear garden is

generally low in maintenance with a gate providing access to a single garage. To fully appreciate this spacious family sized home, we would highly recommend confirming an appointment to view as soon as possible!

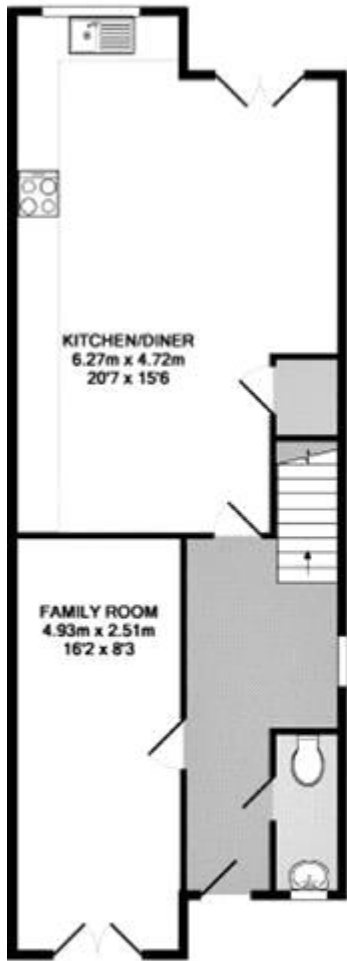
Tenure: Freehold



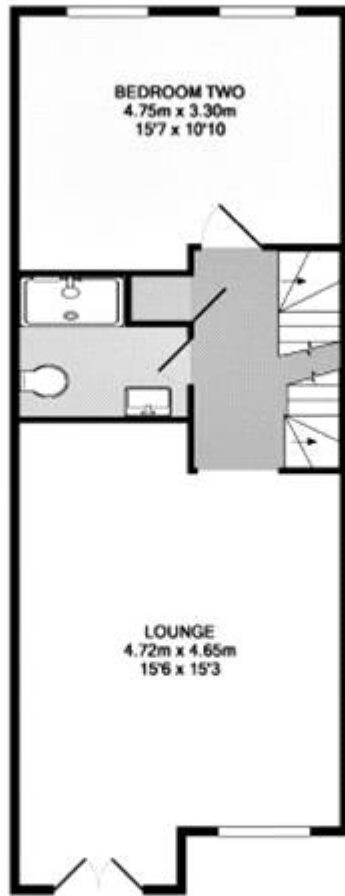


Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, 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.

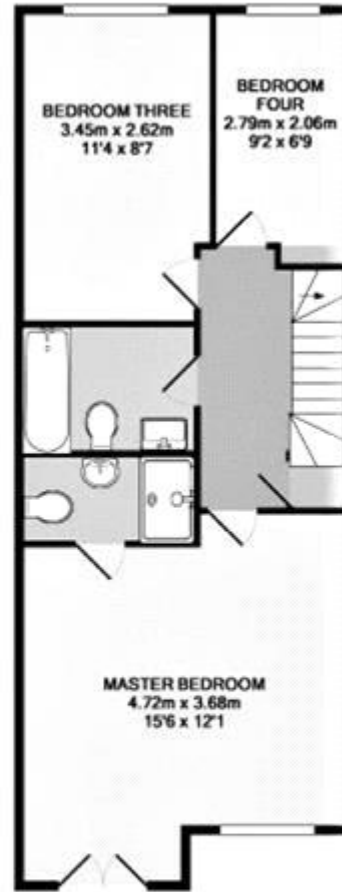




GROUND FLOOR



1ST FLOOR



2ND FLOOR



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		79	87
(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  
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