



Marlborough Road, Old Town, Swindon
Offers Over £475,000

**MILES
BYRON**

* NO CHAIN * IN EXCESS OF 1800 SQ FT / 170 SQ METERS OF SPACIOUS LIVING

*** ALL VIEWINGS TO COMMENCE FROM: MONDAY 28TH APRIL 2025 ***
NO ONWARD CHAIN * IN EXCESS OF 1800 SQ FT / 170 SQ METERS OF SPACIOUS LIVING ACCOMMODATION

* 4 DOUBLE BEDROOMS * WET ROOM TO THE GROUND FLOOR, TWO EN-SUITE SHOWER ROOMS + FAMILY BATHROOM WITH ROLL TOP BATH TO THE FIRST FLOOR * An EXTENDED semi detached family home, occupying a generous size plot boasting a professionally landscaped rear garden offering a high degree of privacy, block paved driveway providing ample off road parking + garage to the front aspect of the property. 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 delightful 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 hallway, wet room, C.28ft x 11ft 'open plan' kitchen/family room, separate utility, dining area & living room. To the first floor there 4 spacious double bedrooms, two en-suite shower rooms + family bathroom. To fully appreciate this amazing property, MILES BYRON would highly recommend confirming an appointment to view as soon as possible!

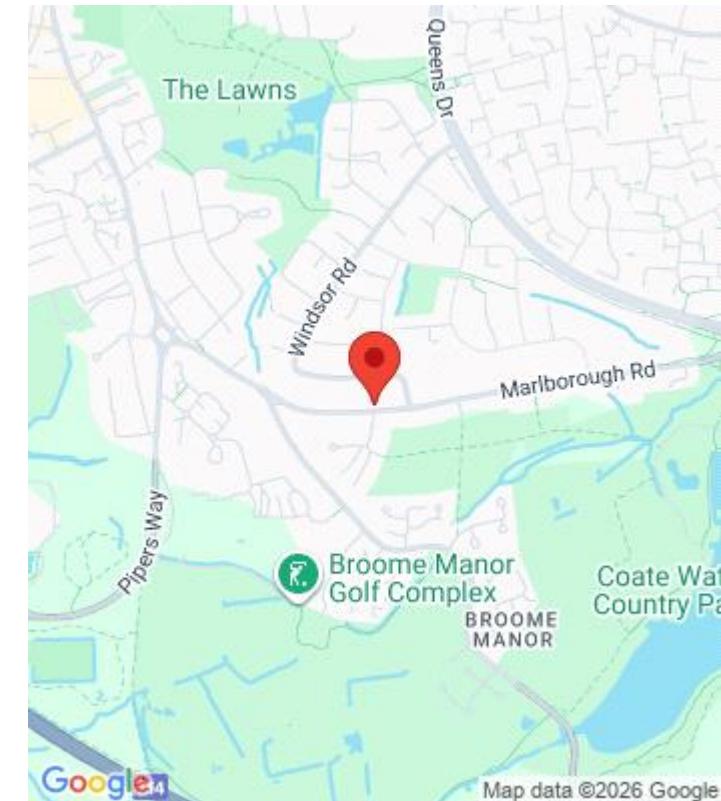
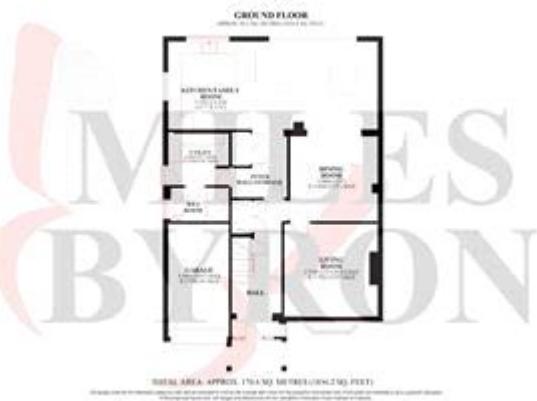
Tenure: Freehold
Parking options: Off Street
Garden details: Private Garden
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains

ACCOMMODATION ~ 4 DOUBLE BEDROOMS ~ WET ROOM TO THE GROUND FLOOR, TWO EN-SUITE SHOWER ROOMS + FAMILY BATHROOM WITH ROLL TOP BATH TO THE FIRST FLOOR * EXTENDED semi detached home | Freehold **SOLD STC**

Sewerage: Mains



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.