



**Oldlands Walk, Swindon**  
**Guide Price £240,000**

\* NO ONWARD CHAIN \* REFURBISHED & READY TO MOVE INTO! Located towards the East Side Of



\*\*\* VIEWINGS TO COMMENCE FROM:  
SATURDAY 27TH MAY 2023 \*\*\* NO  
ONWARD CHAIN \* CORNER PLOT  
POSITION \* REFURBISHED  
THROUGHOUT \* MILES BYRON are  
delighted to be marketing this READY  
TO MOVE INTO property which is  
located towards the East Side Of  
Swindon. This property is positioned  
on the corner of Queens Drive and  
within a 'stones throw' of Coate Water  
Country Park and benefits from 3  
GOOD SIZE BEDROOMS (All With Built  
-In wardrobes/storage, a spacious,  
first floor, modern bathroom, a dual  
aspect living/dining room, a modern &  
stylish kitchen, a fully enclosed & low  
in maintenance rear garden offering a  
high degree of privacy. Externally there  
is a block paved driveway providing  
ample off street parking for C.4-5  
vehicles. Attributes include PVCu  
double glazing, gas radiator central  
heating, downstairs W.C./utility room &  
a fully enclosed rear garden. Early  
Viewing Is Strongly Advised!

This delightful property offers excellent  
access to amenities such as  
Greenbridge Retail Park, North  
Swindon Orbital Retail Park &  
Shopping Centre, the Designer Outlet  
Village, Old Town, Town Centre & the  
railway station is located within close  
proximity. In addition, the property also  
provides excellent access to major  
road links such as the A420, A419,  
A417, Junction 15 Of The Motorway &  
the Great Western Hospital.

Tenure: Freehold

Swindon. This property is positioned on the corner of Queens Drive and within a 'stones throw' of Coate  
Water Country Park and benefits from 3 GOOD SIZE BEDROOMS | 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.



TOTAL AREA: APPROX. 43.2 SQ. METRES (459.1 SQ. FEET)

All images used are for illustrative purposes only and are intended to convey the concept and vision for the proposed development only. These plans are intended to give a general indication of the proposed house only. All images and dimensions are not intended to form part of any contract or warranty. Plans produced using PlanIt.

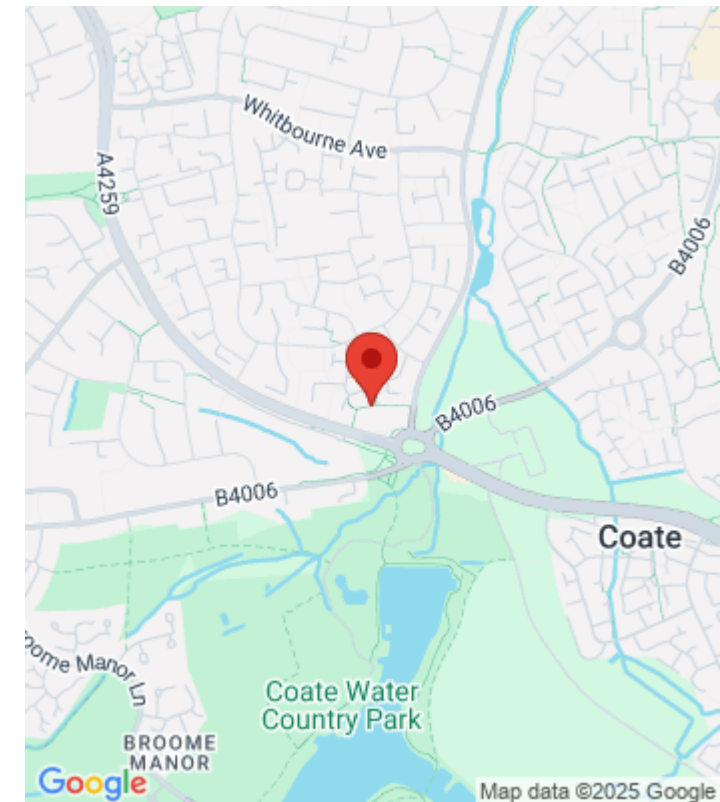


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>		
(39-54) <b>E</b>	54	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - 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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