



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!

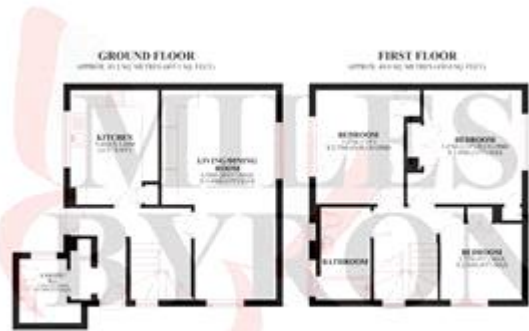
This delightful property offers excellent
access to amenities such as
Greenbridge Retail Park, North
Swindon Orbital Retail Park &
Shopping Centre, the Designer Outlet
Village, Old Town, Town Centre & the
railway station is located within close
proximity. In addition, the property also
provides excellent 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.



GROUND FLOOR

FIRST FLOOR

TOTAL AREA: APPROX. 83.2 SQ. METRES (895.3 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 impression of the proposed house only. All images and dimensions are not intended to form part of any contract or warranty. Plans produced using PlanIt.



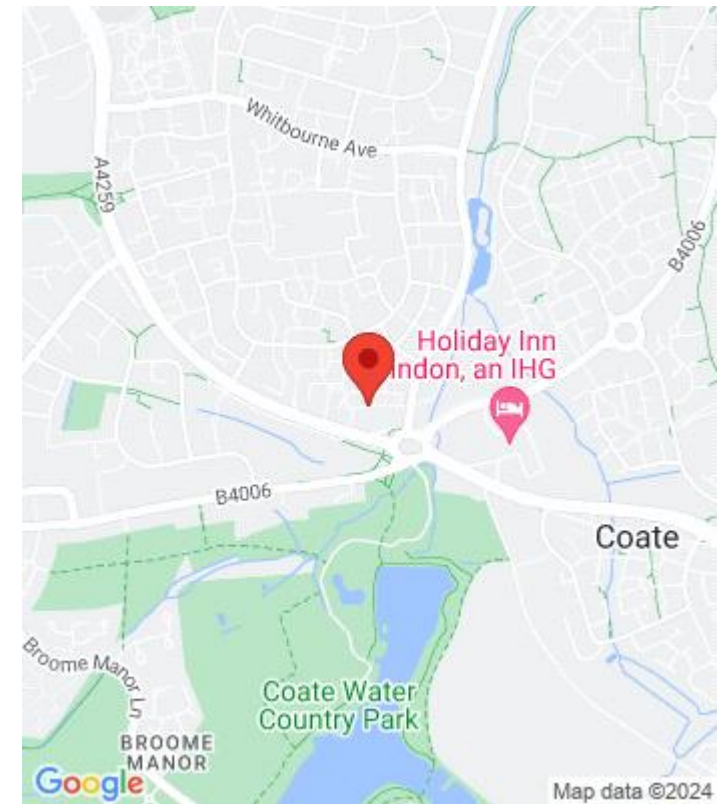
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FIRST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	54	
(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
MILES BYRON Real Estate
 MILES BYRON Real Estate, 105 Victoria Road, Old Town, Swindon, Wiltshire. SN1 3BD
 Tel: 01793 200 160 Email: richard@milesbyron.com Website: www.milesbyron.com