



**Kingshill Road, Old Town, Swindon**  
**Guide Price £250,000**

4-PIECE BATHROOM WITH ROLL TOP BATH + A LARGE WALK IN SHOWER, A LARGE 'OPEN PLAN'

\*\*\* THE PERFECT FIRST-  
TIME/INVESTMENT PURCHASE \*\*\* IN  
EXCESS OF C.1000 SQ FT / 98 SQ  
METERS OF DECEPTIVELY  
SPACIOUS LIVING ACCOMMODATION

\*\*\* A stylishly presented & very  
attractive 2 DOUBLE BEDROOM

Victorian terrace home located within  
the OLD TOWN area. Attributes to the  
delightful home include: A first floor &  
substantial in size, 4 - PIECE  
BATHROOM WITH ROLL TOP BATH +  
A LARGE WALK IN SHOWER, A  
LARGE 'OPEN PLAN' LIVING / DINING  
ROOM, A SPACIOUS & IMPRESSIVE  
KITCHEN/BREAKFAST ROOM +  
UTILITY/LEAN-TO. EXTERNALLY  
THERE IS A FULLY ENCLOSED REAR  
GARDEN + DRIVEWAY PARKING TO  
THE FRONT ASPECT OF THE  
PROPERTY. Conveniently located  
within close proximity to both Old Town  
& Town Centre amenities as well as  
being within a short walk to the railway  
station. To fully appreciate this  
wonderful property, MILES BYRON  
would highly recommend confirming  
your appointment to view as soon as  
possible!

Tenure: Freehold

Parking options: Off Street

Garden details: Private Garden

LIVING / DINING ROOM, A SPACIOUS & IMPRESSIVE KITCHEN/BREAKFAST ROOM + UTILITY/LEAN-  
TO, A FULLY ENCLOSED REAR GARDEN + DRIVEWAY PARKING TO THE FRONT ASPECT | Freehold

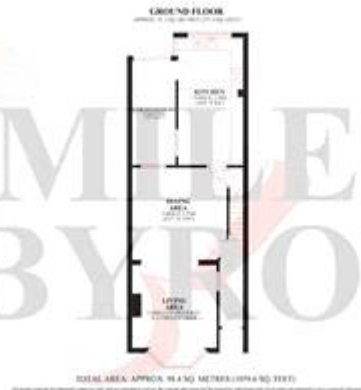
**SOLD**





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/fixings 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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		
<b>England &amp; Wales</b>	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](mailto:richard@milesbyron.com) Website: [www.milesbyron.com](http://www.milesbyron.com)