



**MILES  
BYRON**

**Old Town, Swindon**  
**Guide Price £495,000**

Luxury Living - Located Between The Sought After Old Town & Old Walcot areas in Swindon \* C.1970 Sq

\* OFFICIAL PROPERTY LAUNCH - SATURDAY 17TH JUNE 2023 \* A MUCH LOVED & GREATLY IMPROVED FAMILY SIZED HOME! \* Luxury Living - Located Between The Sought After Old Town & Old Walcot areas in Swindon \* C.1970 Sq Ft / 183 SQ METERS OF DECEPTIVELY SPACIOUS LIVING ACCOMMODATION

\* Originally built in the 1920's but greatly improved in the more recent years by the current home owners. A beautifully presented & EXTENDED semi detached home boasting: three floors of spacious and impressive accommodation with 4 GENEROUS IN SIZE BEDROOMS, master bedroom with en-suite bathroom including a roll top bath, a large family sized 4-Piece bathroom, a large 'open plan' living/dining room, garden/family room and a spacious 'open plan' kitchen/breakfast room. In addition there is a spacious reception / 'Grand' entrance hallway & cloakroom/W.C. EXTERNALLY THERE IS A PROFESSIONALLY LANDSCAPED & SOUTH, WESTERLY FACING REAR GARDEN WITH ENJOYABLE VIEWS BEYOND OVERLOOKING QUEENS PARK & GARDENS.

Other attributes include driveway parking for C.4-5 Vehicles, summer house/shed and garage/storage space.

This delightful home is situated within close proximity to amenities as well as a short commute/walk to both the railway and bus stations. MILES BYRON would highly recommend confirming your appointment to view as soon as possible!

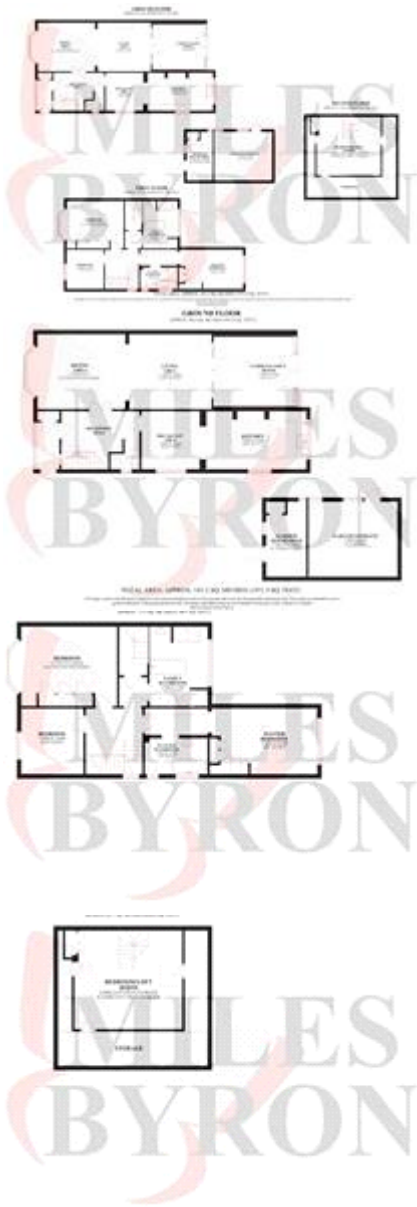
For any questions you may have or to confirm a suitable time for you to view this exceptional property, please kindly contact or email our Swindon office. Thank you !

FT / 183 SQ METERS OF DECEPTIVELY SPACIOUS LIVING ACCOMMODATION including 4 good size bedrooms, driveway parking for C.4-5 vehicles + garage. | Freehold **SOLD**

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.



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>	71	78
	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.