



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**

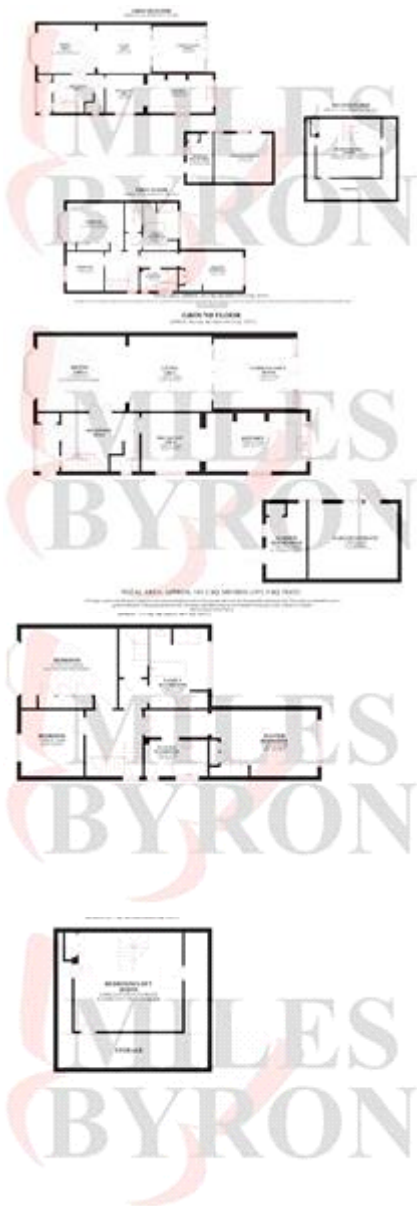
Tenure: Freehold

Parking options: Off Street

Garden details: Private Garden



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	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.



Viewing by appointment only
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