



**MILES
BYRON**

Old Town, Swindon
Guide Price £190,000

*** ATTENTION : ALL FIRST-TIME & INVESTMENT BUYERS *** 2 DOUBLE BEDROOMS *** TWO

*** ALL VIEWINGS TO COMMENCE
FROM: SATURDAY 10TH JUNE 2023

SEPARATE RECEPTION ROOMS **** KITCHEN + SEPARATE UTILITY ROOM **** SPACIOUS GROUND
FLOOR BATHROOM *** FREE OF CHAIN! | Freehold **SOLD**

*** ATTENTION : ALL FIRST-TIME &
INVESTMENT BUYERS *** 2 DOUBLE
BEDROOMS *** TWO SEPARATE
RECEPTION ROOMS *** KITCHEN +
SEPARATE UTILITY ROOM ***
SPACIOUS GROUND FLOOR
BATHROOM ***

** FREE OF CHAIN & READY TO MOVE
INTO ***

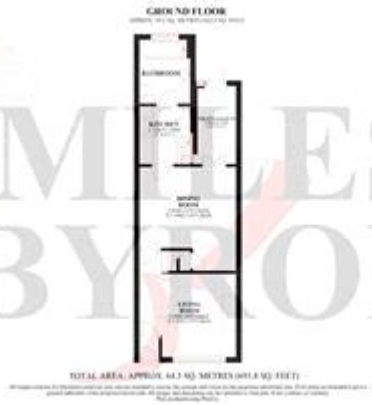
MILES BYRON are delighted to offer
FOR SALE this terraced home located
within the desirable Old Town area of
Swindon. This perfect starter home
has recently been refurbished.

Attributes include gas radiator central
heating, uPVC double glazing and has
the added benefit of having a fully
enclosed SOUTH FACING rear garden.
This property is within a short walk to
amenities, the Town Gardens and the
railway station. Viewing is highly
recommended!

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) A		
(81-91) B		87
(69-80) C		
(55-68) D	71	
(39-54) E		
(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
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