



Devizes Road, Old Town, Swindon
OIRO £465,000

NO ONWARD CHAIN *** TWO LARGE RECEPTION ROOMS, CONSERVATORY/GARDEN ROOM *** 4

*** A MUST VIEW HOME -
BEAUTIFULLY PRESENTED
THROUGHOUT WITH A VARIETY OF
PERIOD FEATURES & IN TURN
OFFERING LOTS OF CHARM &
CHARACTER *** THE PERFECT
FAMILY SIZED HOME BOASTING: A
C.21' x 12' OPEN PLAN KITCHEN /
DINING ROOM, TWO LARGE
RECEPTION ROOMS,
CONSERVATORY/GARDEN ROOM ***
4 BEDROOMS *** GROUND FLOOR
SHOWER/WET ROOM + FIRST FLOOR
BATHROOM WITH ROLL TOP BATH
*** HEART OF OLD TOWN LOCATION
*** A SHORT WALK/COMMUTE TO
LOCAL REPUTABLE SCHOOLS, THE
TOWN GARDENS AND DELIGHTFUL
AMENITIES WHICH CAN BE
CONVENIENTLY FOUND ON THE
'DOOR STEP'. OTHER ATTRIBUTES
INCLUDE: A LARGE SOUTH,
WESTERLY FACING REAR GARDEN +
A DOUBLE IN WIDTH
GARAGE/WORKSHOP WHICH
OFFERS SCOPE/POTENTIAL TO
IMPROVE/CONVERT (S.T.P.P.) TO
FULLY APPRECIATE THIS AMAZING
PROPERTY, MILES BYRON WOULD
HIGHLY RECOMMEND CONFIRMING
YOUR APPOINTMENT TO VIEW AS
SOON AS POSSIBLE!

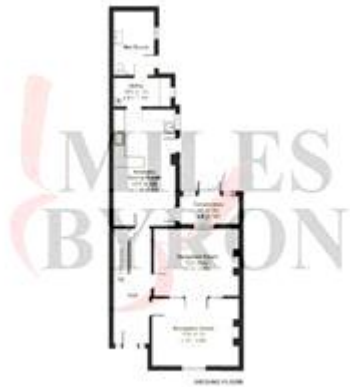
BEDROOMS **** GROUND FLOOR SHOWER/WET ROOM + FIRST FLOOR BATHROOM WITH ROLL
TOP BATH *** A LARGE SOUTH, WESTERLY FACING R. GARDEN + A LARGE GARAGE/WORKSHOP.

| 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) A			
(81-91) B			
(69-80) C			79
(55-68) D		63	
(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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