



Victoria House, Bath Road, Old Town
Guide Price £765,000

* NO ONWARD CHAIN! * Heart Of Old Town Location * Some Period Features * 3 Separate Reception

* Originally built in the late 1800's *
Heart Of Old Town Location * Some
Period Features * 3 Separate
Reception Rooms, 5 SPACIOUS
DOUBLE BEDROOMS + Study/Home
Office/Bedroom 6 * Cellar With Scope /
Potential To Convert (S.T.P.P),
Driveway Parking, Double Garage &
Large SOUTH FACING REAR
GARDEN * * Being SOLD with NO
ONWARD CHAIN! * IN EXCESS OF
2500 SQ FT / 244 SQ METERS OF
SPACE. A Short Walk To Amenities &
The Town Gardens, To Fully
Appreciate This Outstanding Family
Sized Home, MILES BYRON Would
Highly Recommend Confirming Your
Appointment To View As Soon As
Possible!

Tenure: Freehold

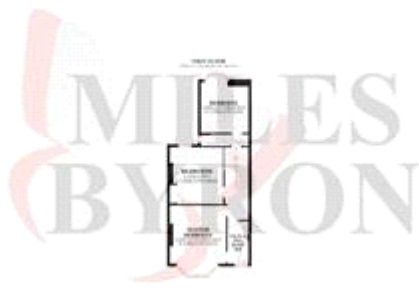
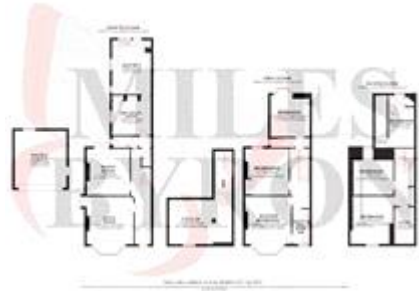
Parking options: Off Street

Garden details: Private Garden

ROOMS, 5 DOUBLE BEDROOMS + Study/Home Office/Bedroom 6 ~ Cellar with Scope / Potential To
Convert (S.T.P.P), Driveway, Double Garage & SOUTH FACING R. GARDEN | 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/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		
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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