



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

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

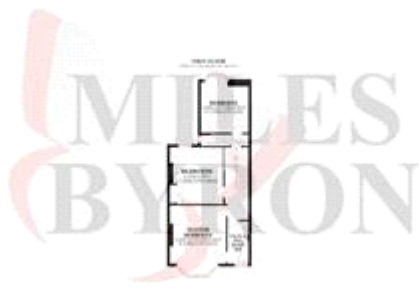
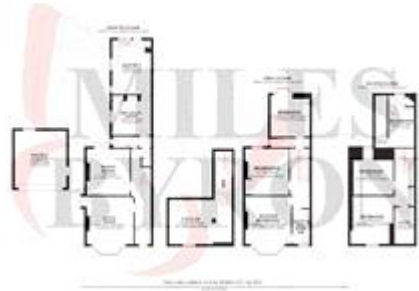
\* Originally built in the late 1800's \*  
Heart Of Old Town Location \* Some  
Period Features \* 3 Separate  
Reception Rooms, 5 SPACIOUS  
DOUBLE BEDROOMS + Study/Home  
Office/Bedroom 6 \* Cellar With Scope /  
Potential To Convert (S.T.P.P),  
Driveway Parking, Double Garage &  
Large SOUTH FACING 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!

**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****

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>83</b>
	<b>60</b>	
<b>England &amp; Wales</b>		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  
 MILES BYRON Real Estate  
 MILES BYRON Real Estate, 105 Victoria Road, Old Town, Swindon, Wiltshire. SN1 3BD  
 Tel: 01793 200 160 Email: richard@milesbyron.com Website: www.milesbyron.com