



**Malvern Road, Gorse Hill, Swindon**  
**Guide Price £300,000**

\*\*\* NO ONWARD CHAIN! \*\*\* 3 BEDROOMS \*\*\* A FULLY ENCLOSED, SOUTH FACING REAR GARDEN

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BEDROOMS \*\*\* A FULLY ENCLOSED,  
SOUTH FACING REAR GARDEN  
WHICH IN TURN PROVIDES A HIGH  
DEGREE OF PRIVACY \*\*\* RE-  
FURBISHED & READY TO MOVE INTO  
- SHOW HOME CONDITION &  
PRESENTATION \*\*\* MILES BYRON  
are delighted to offer 'For Sale' this  
STUNNINGLY PRESENTED SEMI  
DETACHED home located along one  
of the most sought after, no-through  
roads within the Gorse Hill area.  
Offering excellent access to local  
amenities, schools as well as offering  
close proximity to major road links, the  
Town Centre, Old Town and the railway  
station. This beautiful family home  
provides impressive living  
accommodation measuring C.900 SQ  
FT/83 SQ METERS and boasts a  
PROFESSIONALLY LANDSCAPED  
REAR GARDEN WITH A SOUTH  
FACING ASPECT. The accommodation  
briefly comprises: Entrance hall, an  
'open plan' living / dining room which  
measures C.24' in length, A  
CONSERVATORY, a country/heritage  
style kitchen with a selection of  
integrated appliances and solid oak  
kitchen work tops, 'Belfast' style sink  
and a stable style door leading to the  
rear garden. To the first floor there are  
3 BEDROOMS (2 DOUBLE'S & 1  
SINGLE) and a modern & stylish 4-  
piece bathroom. Other attributes  
include: uPVC double glazing, gas  
radiator central heating (Vaillant  
combination boiler which benefits from  
having approximately 5 years  
remaining from the original 10 years  
on the warranty). To the front of the  
property there is a driveway which  
provides off road parking for C. 2 - 3  
vehicles. To fully appreciate this  
AMAZING PROPERTY, MILES BYRON  
would highly recommend confirming  
an appointment to VIEW AS SOON AS  
POSSIBLE!

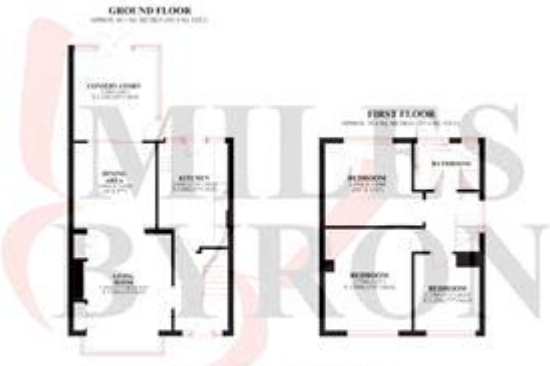
WHICH IN TURN PROVIDES A HIGH DEGREE OF PRIVACY \*\*\* RE-FURBISHED & READY TO MOVE  
INTO - SHOW HOME CONDITION & PRESENTATION \*\*\* | Freehold **SOLD**

Tenure: Freehold





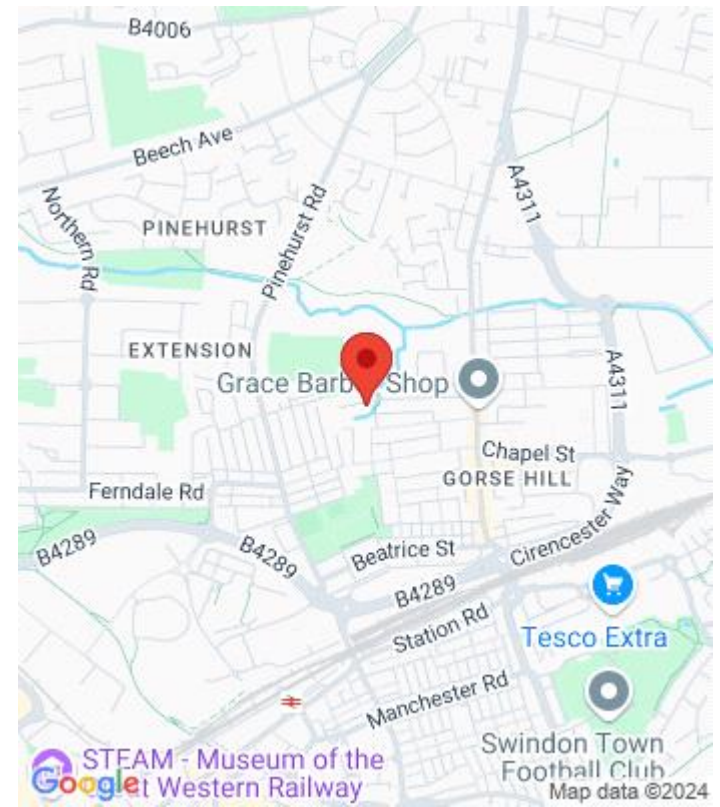
Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, 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.



TOTAL AREA APPROX. 63.6 SQ. METRES (693.3 SQ FEET)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			84
(55-68) D		57	
(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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