



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

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

*** NO ONWARD CHAIN! *** 3
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



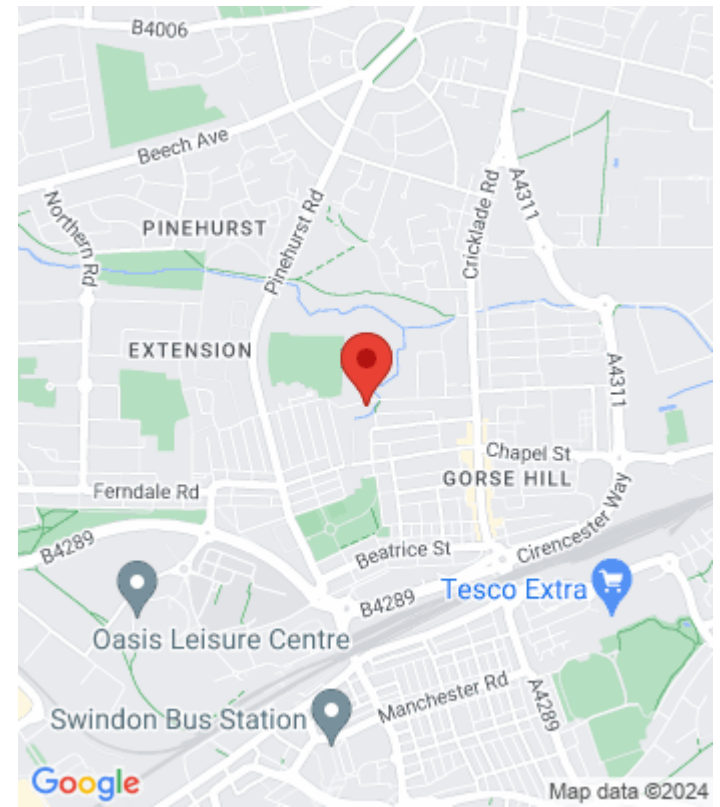
Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, 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. 60.2 SQ. METRES (652 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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