



Lethbridge Road, Old Town, Swindon
Offers Over £250,000

C. 1200 SQ FT / 110 SQ METERS + LOFT SPACE *** SOUTH FACING R. GARDEN *** SOLD with NO

C. 1200 SQ FT / 110 SQ METERS +
LOFT SPACE WITH FURTHER
POTENTIAL *** SOUTH FACING REAR
GARDEN *** Being SOLD with NO
ONWARD CHAIN! - 'PROJECT
PROPERTY' WITH

SCOPE/POTENTIAL TO IMPROVE -
LOCATED WITHIN THE 'SOUTH SIDE
OF BATH ROAD' - PRICED
REALISTICALLY FOR A KEEN SALE! A
'STONE'S THROW'/ A SHORT
STROLL TO THE BEAUTIFUL TOWN
GARDENS, AMENITIES & LOCAL,
REPUTABLE SCHOOLS CAN ALSO
BE FOUND ON THE 'DOOR STEP'.

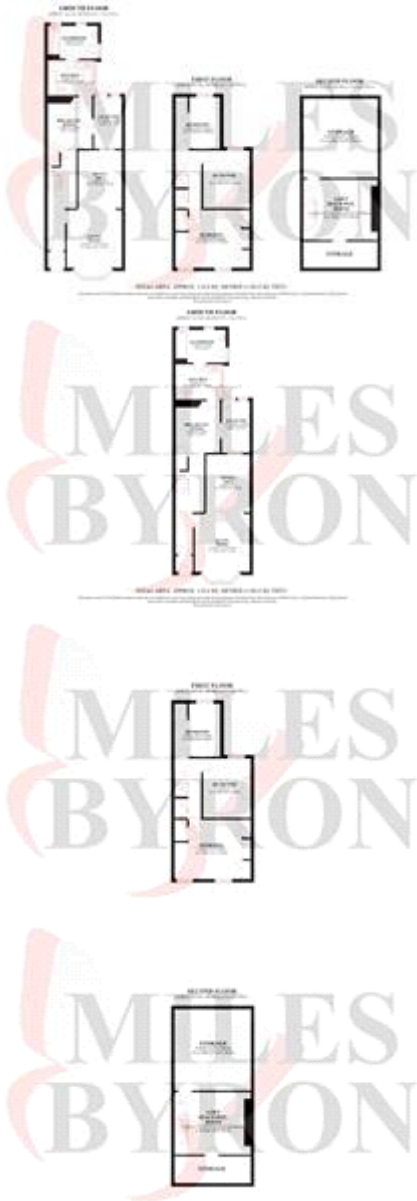
This traditional Victorian built bay front
terraced property offers deceptively
spacious living accommodation
comprises: Entrance porch, entrance
hall, living/dining room,
breakfast/family room, kitchen, lean-
to/utility area & bathroom. To the first
floor there are 3 GENEROUS SIZE
BEDROOMS + ACCESS TO A VERY
USEFUL LOFT SPACE WHICH LENDS
ITSELF TO BE A POTENTIAL 4TH
BEDROOM (S.T.P.P.). To fully
appreciate the POTENTIAL this
property offers, MILES BYRON would
highly recommend confirming an
appointment to VIEW AS SOON AS
POSSIBLE!

Tenure: Freehold

**CHAIN! - 'PROJECT PROPERTY' WITH SCOPE/POTENTIAL TO IMPROVE - LOCATED WITHIN THE
'SOUTH SIDE OF BATH ROAD' - A SHORT STROLL TO THE BEAUTIFUL TOWN GARDENS &
AMENITIES | 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/fixings 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		
		85
	69	
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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