



**Walcot Road, Old Walcot, Swindon**  
**Guide Price £350,000**

DETACHED & EXTENDED HOME, 3 BEDROOMS, W.C., FIRST FLOOR BATHROOM \* DESIRABLE

\*\*\* ALL VIEWINGS TO COMMENCE  
FROM: SATURDAY 9TH SEPTEMBER  
2023\*\*\* PLEASE NOTE: THE  
PROPERTY OWNERS HAVE  
SECURED ANOTHER PROPERTY TO  
PURCHASE ( A VERY SMALL  
ONWARD CHAIN! ) \*

ATTRIBUTES INCLUDE: TWO LARGE  
OUTBUILDINGS WHICH PROVIDE  
FURTHER SCOPE/POTENTIAL TO  
ENHANCE/IMPROVE (S.T.P.P.), GAS  
RADIATOR CENTRAL HEATING &  
uPVC DOUBLE GLAZING \*

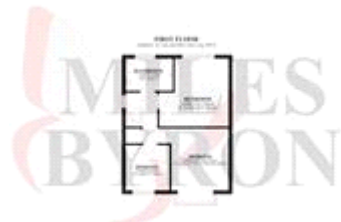
MILES BYRON ARE DELIGHTED TO  
OFFER 'FOR SALE' THIS DETACHED  
& EXTENDED FAMILY HOME \*  
DESIRABLE 'OLD WALCOT'  
LOCATION \* CLOSE PROXIMITY TO  
BOTH OLD TOWN & THE TOWN  
CENTRE AS WELL AS QUEENS PARK  
& GARDENS \* A SHORT WALK TO  
LOCAL REPUTABLE SCHOOLS \*  
DRIVEWAY PARKING FOR C.2 - 3  
VEHICLES PLUS ADDITIONAL  
DRIVEWAY PARKING BEYOND THE  
UP AND OVER DOOR WHICH IN  
TURN LEADS TO A CAR PORT. This  
well maintained & deceptively  
spacious family sized home briefly  
comprises: Entrance Porch, entrance  
hall, downstairs cloakroom/W.C., a  
good size living room, kitchen, study  
area which is 'open plan' to the  
dining/family area. To the first floor  
there are 3 BEDROOMS (Two good  
size doubles and a single) &  
bathroom. Externally there is a fully  
enclosed, well tended and an  
established rear garden. To fully  
appreciate this delightful home, MILES  
BYRON would highly recommend  
confirming your appointment to view as  
soon as possible!

Tenure: Freehold

LOCATION \* CLOSE PROXIMITY TO BOTH OLD TOWN & THE TOWN CENTRE AS WELL AS  
QUEENS PARK & GARDENS \* A SHORT WALK TO LOCAL REPUTABLE SCHOOLS \* DRIVEWAY  
PARKING + CAR PORT | 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.



**Workshop/Cabin**  
2.63m x 3.48m  
(8'8" x 11'5")

**Storage**  
2.63m x 3.42m  
(8'8" x 11'3")



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>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  
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