



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 *

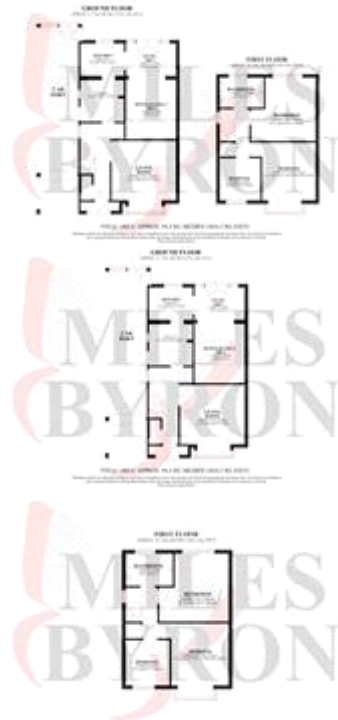
MILES BYRON ARE DELIGHTED TO
OFFER 'FOR SALE' THIS DETACHED
& EXTENDED FAMILY HOME *
DESIRABLE 'OLD WALCOT'
LOCATION * CLOSE PROXIMITY TO
BOTH OLD TOWN & THE TOWN
CENTRE AS WELL AS QUEENS PARK
& GARDENS * A SHORT WALK TO
LOCAL REPUTABLE SCHOOLS *
DRIVEWAY PARKING FOR C.2 - 3
VEHICLES PLUS ADDITIONAL
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
Parking options: Off Street
Garden details: Private Garden

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.



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		
England & Wales		

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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