



**Lansdown Road, Old Town, Swindon**  
**Guide Price £270,000**

\*\*\* 1100 SQ FT / 100 SQ METERS OF LIVING ACCOMMODATION \*\*\* 3 DOUBLE BEDROOMS \*\*\* 3

\*\*\* HEART OF OLD TOWN LOCATION  
\*\*\* SITUATED ALONG A VERY  
SOUGHT AFTER ROAD WITHIN THE  
LOCAL AREA \*\*\* 1100 SQ FT / 100 SQ  
METERS OF LIVING  
ACCOMMODATION \*\*\* 3 DOUBLE  
BEDROOMS \*\*\* 3 SEPARATE  
RECEPTION ROOMS TO THE  
GROUND FLOOR \*\*\* FIRST FLOOR  
SHOWER ROOM \*\*\* MODERN  
KITCHEN/BREAKFAST ROOM \*\*\* A  
FULLY ENCLOSED & LOW IN  
MAINTENANCE REAR GARDEN \*\*\*

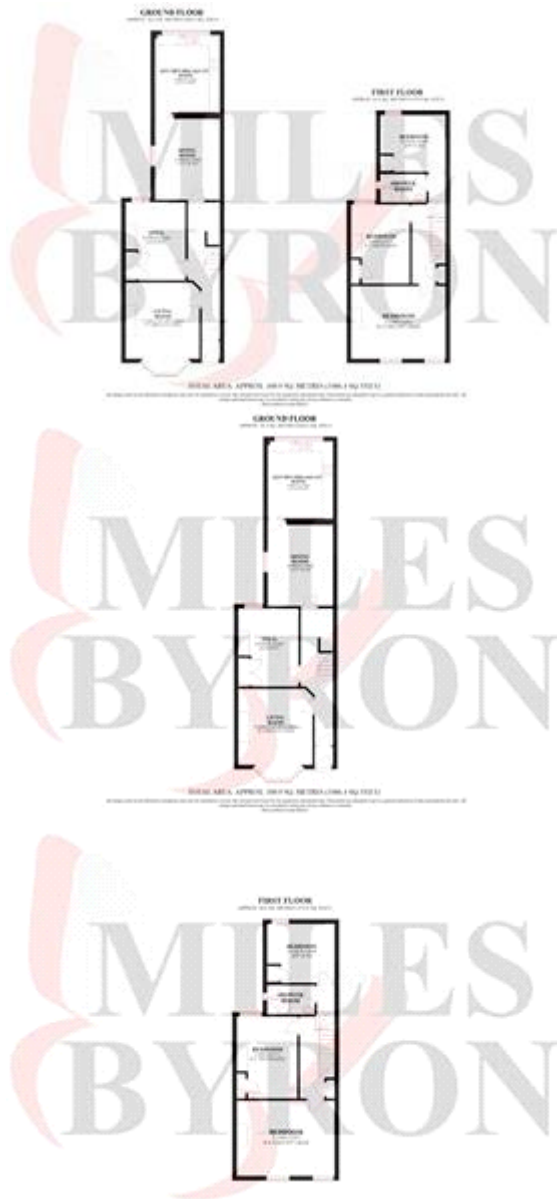
MILES BYRON are delighted to offer  
For Sale this attractive, traditional red  
brick, Victorian built, terraced home  
which can be found well maintained &  
presented throughout by the current  
homeowner. To fully appreciate this  
amazing property, please contact  
Richard at MILES BYRON to confirm  
your appointment to view as soon as  
possible!

Tenure: Freehold

SEPARATE RECEPTION ROOMS TO THE GROUND FLOOR \*\*\*\* FIRST FLOOR SHOWER ROOM \*\*\*\*  
MODERN KITCHEN/BREAKFAST ROOM \*\*\* | 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.



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>87</b>
	<b>72</b>	
<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  
**MILES BYRON Real Estate**  
 MILES BYRON Real Estate, 105 Victoria Road, Old Town, Swindon, Wiltshire. SN1 3BD  
 Tel: 01793 200 160 Email: [richard@milesbyron.com](mailto:richard@milesbyron.com) Website: [www.milesbyron.com](http://www.milesbyron.com)