



Goddard Avenue, Old Town, Swindon
Guide Price £435,000

* 3 DOUBLE BEDROOMS * 2 RECEPTION ROOMS * GARAGE * A beautifully presented and

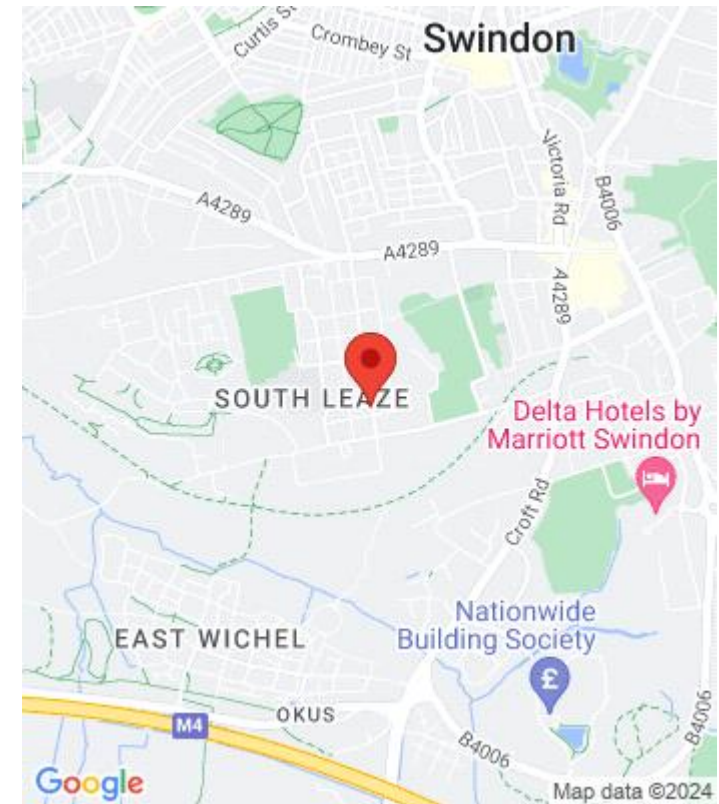
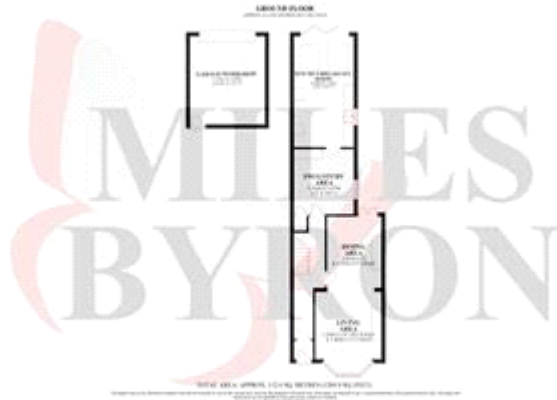
EXTENDED, terraced home. Located along one of Old Towns most desirable 'Tree Lined' roads. Exceptional access to amenities, local reputable schooling & the Town Gardens. | Freehold **SOLD**

MILES BYRON are delighted to offer 'For Sale' this beautifully presented and extended, Victorian built, terraced family home. Located along one of Old Towns most desirable 'Tree Lined' roads. This property provides exceptional access to amenities, local reputable schooling and the Town Gardens can also be found within a short walk. This very attractive and deceptively spacious property offers an 'open plan' living/dining room, a separate study/snug area and an impressive kitchen/breakfast room with a bi-fold door leading to a fully enclosed, mature and well tended SOUTH WESTERLY FACING REAR GARDEN. This much loved and greatly improved home has been sympathetically modernised but still retains lots of its original charm and character throughout with some period features 'on show'. This outstanding property also benefits from having a garage/workshop, There is also an additional hard-standing area which can be found directly in front of the garage which could offer an additional off street parking space for a small vehicle. Other attributes to this amazing property include: 3 DOUBLE BEDROOMS + A MODERN FIRST FLOOR BATHROOM. To fully appreciate the 'homely feel' as well as the light, airy, positive and welcoming vibes, we would highly recommend contacting our Swindon, Old Town office to arrange your appointment to view as soon as possible! Thank you!

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.



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		
	66	83

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
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 Website: www.milesbyron.com