



**Drove Road, Old Town, Swindon**  
**Guide Price £245,000**

No Onward Chain \* 3 Bedrooms \* A Spacious 'Open Plan' Living / Dining Room \* Located Between Old



\*\*\* Being SOLD with NO ONWARD CHAIN! \*\*\* Attributes include: uPVC double glazing & gas radiator central heating ( a modern Worcester Bosch combination boiler) plus a replaced/modern electric consumer unit, 3 BEDROOMS + FIRST FLOOR BATHROOM \*\*\* A LARGE IN LENGTH, SOUTH WESTERLY FACING REAR GARDEN + GARAGE \*\*\* A SPACIOUS 'OPEN PLAN' LIVING/DINING ROOM, KITCHEN. MILES BYRON are delighted to offer 'For Sale' this deceptively spacious terraced home located along the very popular Drove Road. Centrally and conveniently located within close proximity to both Old Town & the Town Centre amenities, Queens Park & Gardens and local reputable schools.

Old Town & the Town Centre • South westerly Facing R. Garden • Garage • A Short walk to Amenities, the Railway Station, Queens Park & Gardens & Reputable School | Leasehold **SOLD**

Tenure: Leasehold



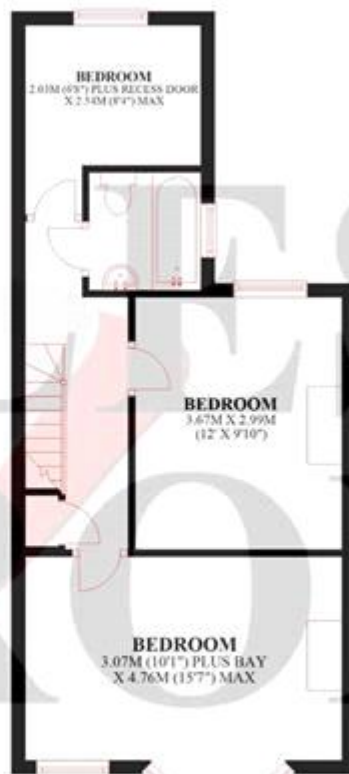
Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, 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.



**GROUND FLOOR**  
APPROX. 40.9 SQ. METRES (440.3 SQ. FEET)



**FIRST FLOOR**  
APPROX. 41.1 SQ. METRES (442.3 SQ. FEET)



**TOTAL AREA: APPROX. 82.0 SQ. METRES (882.6 SQ. FEET)**

All images used are for illustrative purposes only and are intended to convey the concept and vision for the properties advertised only. Floor plans are intended to give a general indication of the proposed layout only. All images and dimensions are not intended to form part of any contract or warranty.  
Plan produced using PlanIt.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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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