



**South Street, Old Town, Swindon**  
**Guide Price £260,000**

Located close by to amenities & reputable schools. 2 DOUBLE BEDROOMS + SHOWER/WET ROOM TO



A beautifully presented & EXTENDED terraced home located within the very heart of Old Town. Conveniently located close by to amenities and local reputable schools. Attributes include: 2 DOUBLE BEDROOMS (formally a three bedroom home) + A LARGE & RECENTLY RE-FITTED SHOWER/WET ROOM TO THE FIRST FLOOR. To the ground floor there is an entrance hall, a spacious 'open plan' living/dining room, an impressive and extended kitchen/breakfast room with a bi-fold door leading to a professionally landscaped & fully enclosed rear garden. In addition the property also benefits from having a cellar/basement level which provides multiple uses (S.T.P.P.)

Tenure: Freehold  
Garden details: Private Garden

THE FIRST FLOOR. Acc. includes: Entrance hall, a spacious living/dining room, an extended kitchen/breakfast room with access leading to the rear garden & a cellar | 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.

# Ground Floor

Approx. 49.5 sq. metres (532.9 sq. feet)



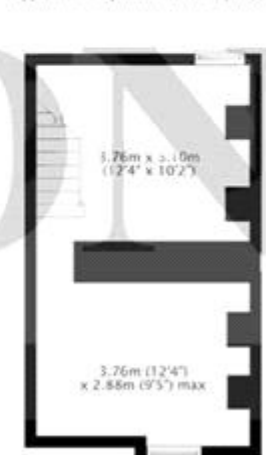
# First Floor

Approx. 37.4 sq. metres (402.1 sq. feet)



# Lower Ground Floor

Approx. 23.0 sq. metres (247.8 sq. feet)



Total area: approx. 109.9 sq. metres (1182.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(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		
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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