



Winifred Street, Old Town, Swindon
Guide Price £290,000

A Stunningly Presented Home Located in Old Town (Off Marlborough Road) * Extended To The Ground

* SHOW HOME CONDITION & PRESENTATION THROUGHOUT *
READY TO MOVE INTO * C.850 SQ FT / 79 SQ METERS OF LIVING SPACE + LOFT SPACE / POTENTIAL 3RD BEDROOM (S.T.P.P. / BUILDING CONTROL).

MILES BYRON are delighted to offer 'For Sale' this STUNNINGLY PRESENTED & EXTENDED terraced home which can be located along a very sought road within the Old Town area. Situated within close proximity to Marlborough Road, Lakeside and within a short walk to the very heart of Old Town and its many amenities, the Town Gardens and local reputable schools. The position of this delightful property also means 'on street parking' is non-residents and therefore a parking permit is not required. The deceptively spacious ground floor accommodation briefly comprises: Entrance hallway, living room, a very spacious 'open plan' dining area with an impressive kitchen with double door leading to the rear garden + access to a CLOAKROOM/W.C. To the first floor there are 2 BEDROOMS & A SPACIOUS BATHROOM. In addition there is a loft room which provides multiple uses. To fully appreciate this beautiful home, MILES BYRON would highly recommend confirming your appointment to view as soon as possible!

Tenure: Freehold

FLOOR " Downstairs W.C." Two Bedrooms + Loft Room + First Floor Bathroom " A Generous in Size Rear Garden. A Short Walk To Amenities. Viewing Advised. | Freehold **SOLD STC**



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. 45.7 SQ. METRES (491.8 SQ. FEET)



FIRST FLOOR
APPROX. 35.3 SQ. METRES (380.7 SQ. FEET)



SECOND FLOOR
APPROX. 0.0 SQ. METRES (0.0 SQ. FEET)



TOTAL AREA: APPROX. 79.2 SQ. METRES (852.5 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. Plans produced using PlanIt.



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			
			83
		63	

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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