



**Avenue Road, Old Town, Swindon**  
**Guide Price £375,000**

EXTENDED TERRACE HOME \* SOUGHT AFTER LOCATION \* 3 SEPARATE RECEPTION ROOMS, 3

\*\*\* Viewings will commence from this coming: Saturday - 25th November 2023. MILES BYRON are delighted to offer 'For Sale' this well presented, EXTENDED, very attractive, Victorian built, END OF TERRACE home which can be found located along one of Old Town's most sought after tree-lined roads. Offering a short walk to amenities, local reputable schools and the Town Gardens. The deceptively spacious living accommodation briefly comprises: Entrance porch, entrance hall, three separate reception rooms comprising: a snug, living room & dining room. In addition there is a modern, fitted kitchen. To the first floor there are THREE DOUBLE BEDROOMS + A MODERN FAMILY SIZED BATHROOM. In addition the property offers further extension potential such a possible loft room being added (subject to the necessary permission/building regulations). Externally there is a fully enclosed rear garden boasting a SOUTH, WESTERLY aspect with a gate providing side access + a DOUBLE GARAGE with access from the rear elevation. A viewing is strongly advised to fully appreciate this outstanding property.

Tenure: Freehold

Parking options: Off Street

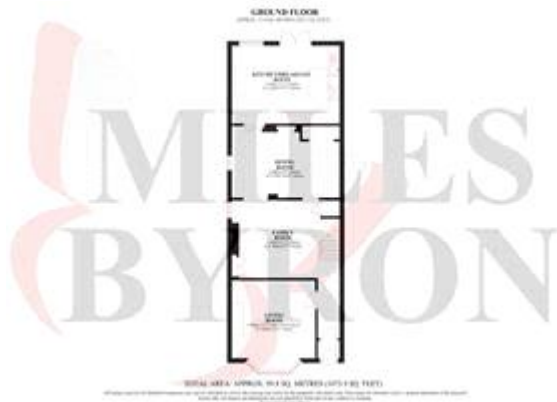
Garden details: Private Garden

**DOUBLE BEDROOMS + A MODERN FAMILY SIZED BATHROOM** - rear garden boasting a **SOUTH, WESTERLY ASPECT + DOUBLE GARAGE** | 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.



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>	72	
(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>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  
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