



**MILES
BYRON**

Bankside, Okus, Old Town, Swindon
Offers Over £300,000

* Desirable Okus, Old Town Location & end of quiet cul-de-sac position * SEMI DETACHED home

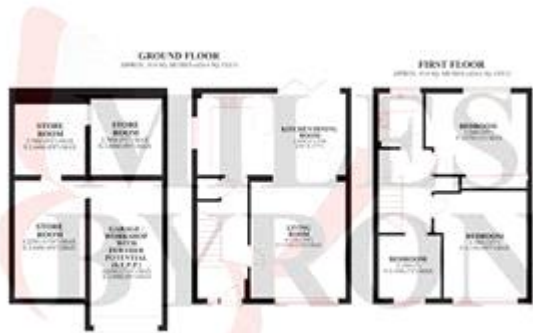
*** UNEXPECTEDLY BACK ON THE MARKET DUE TO A BREAK IN THE CHAIN! *** Viewings to commence from Saturday 17th February 2023 * A MUST VIEW HOME! * Desirable Okus, Old Town Location & end of quiet cul-de-sac position * MILES BYRON are delighted to offer 'For Sale' this stylishly presented and much improved SEMI DETACHED home boasting: 3 BEDROOMS. This property provides elevated views, superb access to amenities, local reputable schooling and the Town Gardens can also be found within a short walk. The deceptively spacious property offers an 'open plan', modern & stylish kitchen/dining room, a generous in size living room, a fully enclosed and tiered, SOUTH EASTERLY FACING REAR GARDEN which in turn provides a high degree of privacy. This outstanding property also benefits from having a garage/workshop with scope / potential to convert (S.T.P.P) and a double width driveway providing off street parking for .2 vehicles. Other attributes to this wonderful property include: 3 BEDROOMS (2 DOUBLES & 1 SINGLE) + A MODERN FIRST FLOOR BATHROOM. To fully appreciate the 'homely & welcoming feel' this property offers , we would highly recommend contacting our Swindon, Old Town office to arrange and confirm your appointment to view as soon as possible! Thank you!

Tenure: Freehold

boasting: 3 BEDROOMS, an open plan living/kitchen area, a south, easterly facing rear garden, a large garage/workshop + driveway parking for c.2 vehicles. | 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.



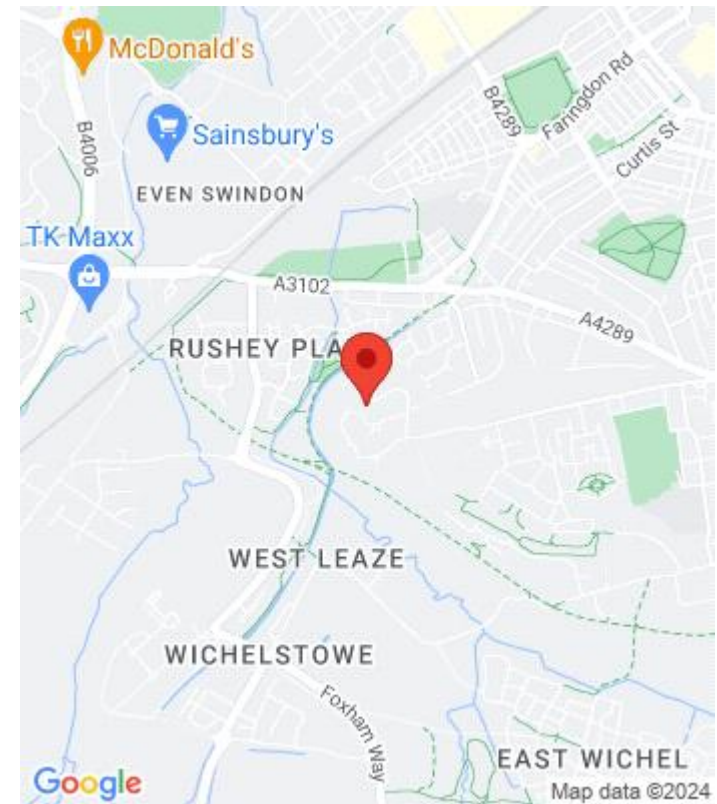
TOTAL AREA: APPROX. 71.1 SQ. METRES (257.2 SQ. FEET)



TOTAL AREA: APPROX. 79.1 SQ. METRES (259.2 SQ. FEET)



FIRST FLOOR
APPROX. 34.8 SQ. METRES (104.4 SQ. FEET)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		87
(69-80) C	72	
(55-68) D		
(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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