



Walcot Road, Old Walcot, Swindon
Guide Price £365,000

AN EXTENDED & STYLISH FAMILY SIZED HOME BOASTING: A SPACIOUS LIVING ROOM/DINING

*** C.1500 SQ FT / 140 SQ METERS
OF LIVING ACCOMMODATION ***

MILES BYRON ARE DELIGHTED TO
OFFER FOR SALE THIS EXTENDED &
STYLISHLY PRESENTED SEMI
DETACHED FAMILY SIZED HOME
LOCATED WITHIN THE SOUGHT
AFTER OLD WALCOT RESIDENTIAL
AREA BOASTING: A SPACIOUS LIVING
ROOM/DINING ROOM, MODERN
KITCHEN/BREAKFAST ROOM,
CONSERVATORY, DOWNSTAIRS
W.C. / SHOWER ROOM & STUDY.
OTHER ATTRIBUTES INCLUDE: GAS
RADIATOR CENTRAL HEATING &
uPVC DOUBLE GLAZING * THIS
DELIGHTFUL PROPERTY PROVIDES
CLOSE PROXIMITY TO BOTH OLD
TOWN & THE TOWN CENTRE AS
WELL AS QUEENS PARK & GARDENS

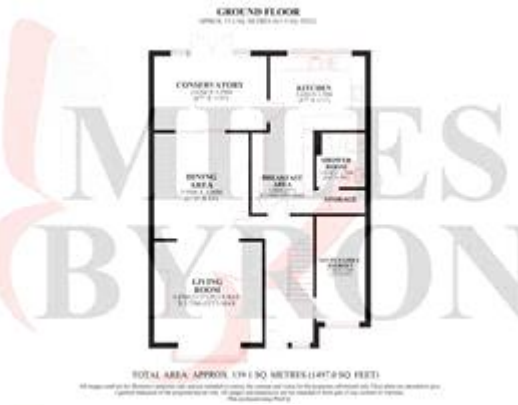
* A SHORT WALK TO LOCAL
REPUTABLE SCHOOLS * DRIVEWAY
PARKING FOR C.2 - 3 VEHICLES. To
fully appreciate this delightful home,
MILES BYRON would highly
recommend confirming your
appointment to view as soon as
possible!

ROOM, MODERN KITCHEN/BREAKFAST ROOM, CONSERVATORY, DOWNSTAIRS W.C. / SHOWER
ROOM & STUDY | Freehold

Tenure: Freehold



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) A		
(81-91) B		
(69-80) C		83
(55-68) D	67	
(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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