



South Street, Old Town, Swindon
Guide Price £325,000

Located close by to amenities & reputable schools. C.1500 SQ FT/140 SQ METERS OF LIVING SPACE, 3

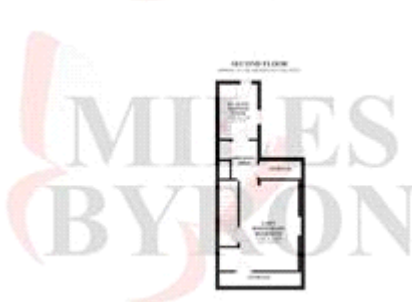
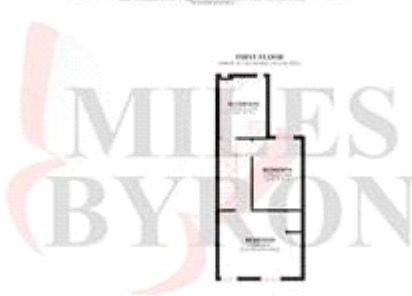
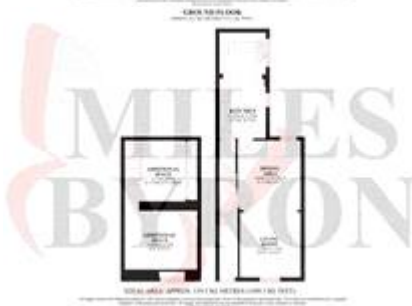
*** C.1500 Sq Ft / 140 Sq Meters Of Living Space Situated Over 4 Floors (including basement level) *** OFF STREET PARKING TO THE REAR FOR C.2 VEHICLES *** A stunningly presented & EXTENDED terraced home located within the very heart of Old Town. Conveniently located close by to amenities and local reputable schools. Attributes include: 3 DOUBLE BEDROOMS (including loft bedroom) + A SPACIOUS 4-PIECE BATHROOM TO THE FIRST FLOOR + AN EN-SUITE SHOWER ROOM & WALK-THROUGH DRESSING AREA TO THE MAIN BEDROOM. The ground floor accommodation comprises: Entrance hall, a spacious 'open plan' living/dining room, an impressive and extended kitchen/breakfast room. Externally there is a 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.). Currently being used as play & and cinema area. To fully appreciate this exceptional home, MILES BYRON would highly recommend confirming an appointment to view as soon as possible!

DOUBLE BEDROOMS + A SPACIOUS FIRST FLOOR BATHROOM TO THE FIRST FLOOR, CELLAR / ADDITIONAL SPACE, OFF STREET PARKING TO THE REAR | Freehold **SOLD STC**

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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		81
	64	

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
 MILES BYRON Real Estate
 MILES BYRON Real Estate, 105 Victoria Road, Old Town, Swindon, Wiltshire. SN1 3BD
 Tel: 01793 200 160 Email: richard@milesbyron.com Website: www.milesbyron.com