



Goddard Avenue, Old Town, Swindon
Guide Price £460,000

*** C.1700 SQ FT / 160 SQ METERS OF LIVING SPACE *** EXTENDED FAMILY HOME *** 4

*** C.1700 SQ FT / 160 SQ METERS
OF LIVING SPACE *** EXTENDED
FAMILY HOME *** 4 BEDROOMS ***
THREE SPACIOUS FLOORS OF
LIVING ACCOMMODATION *** A FIRST
FLOOR BATHROOM + EN-SUITE TO
THE LOFT ROOM *** MILES BYRON

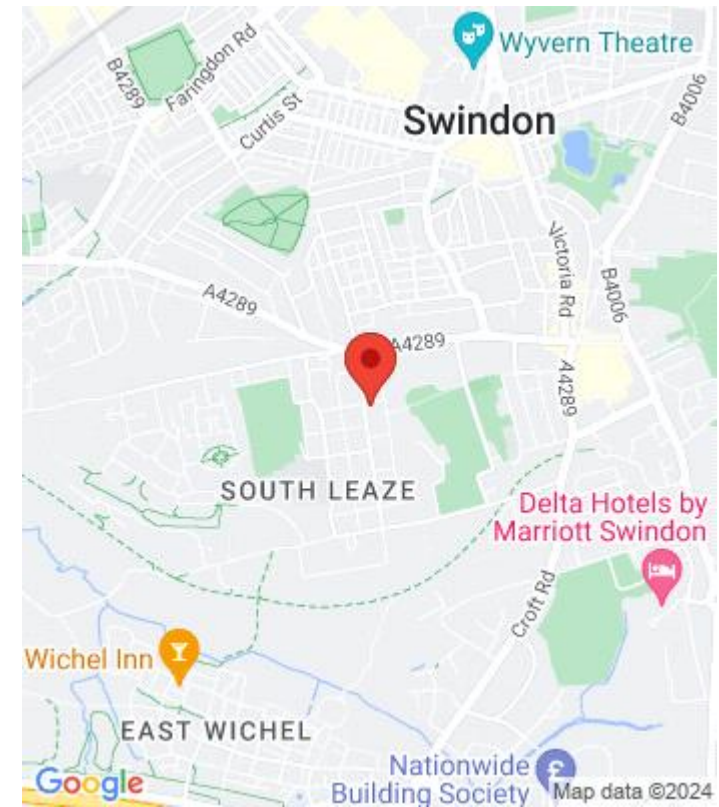
are delighted to offer 'For Sale' this
stunningly presented and extended,
Victorian built, terraced family home.
Located along one of Old Towns most
desirable 'Tree Lined' roads. This
property provides exceptional access
to amenities, local reputable schooling
and the Town Gardens can also be
found within a short walk. You will find
that the current owners have greatly
improved, enhanced and maintained
the property over the years of which
have been sympathetically
modernised but still retains lots of its
original charm and character
throughout with some period features
'on show'. This outstanding property
benefits from an extended 'open plan'
kitchen/breakfast/family room. In
addition, there is a fully enclosed rear
garden with a gate providing access to
the driveway (space to build a large
garage/workshop - S.T.P.P.). To fully
appreciate the 'homely feel' and
positive and welcoming vibes, we
would highly recommend contacting
our Swindon, Old Town office to
arrange your viewing as soon as
possible. Thank you!

Tenure: Freehold

BEDROOMS ** THREE SPACIOUS FLOORS OF LIVING ACCOMMODATION **** A FIRST FLOOR
BATHROOM + EN-SUITE TO THE LOFT ROOM *** A GREAT SIZE REAR GARDEN + DRIVEWAY
PARKING TO THE REAR | 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		58	71
(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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