



**Burford Avenue, Old Walcot, Swindon**  
**Guide Price £365,000**

\* NO ONWARD CHAIN! \* AN EXCEPTIONAL, EXTENDED & STYLISHLY PRESENTED SEMI

\*\*\* PROPERTY RE-LAUNCH -  
SATURDAY 24TH AUGUST \*\*\*

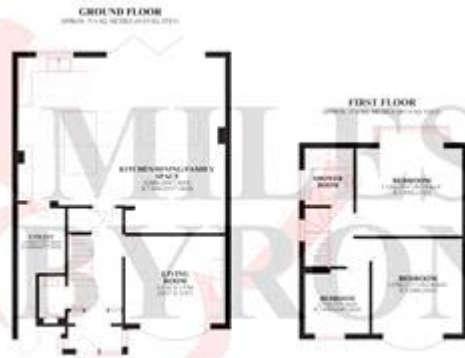
\*\*\* NO ONWARD CHAIN \*\*\* A MUST  
VIEW HOME \*\*\* MILES BYRON ARE  
DELIGHTED TO OFFER 'FOR SALE'  
THIS EXCEPTIONAL, EXTENDED &  
STYLISHLY PRESENTED SEMI  
DETACHED FAMILY HOME WHICH  
HAS BEEN RENOVATED TO A HIGH  
STANDARD THROUGHOUT \*  
DESIRABLE 'OLD WALCOT'  
LOCATION \* CLOSE PROXIMITY TO  
BOTH OLD TOWN & THE TOWN  
CENTRE AS WELL AS QUEENS PARK  
& GARDENS \* A SHORT WALK TO  
LOCAL REPUTABLE SCHOOLS & THE  
RAILWAY STATION \* DRIVEWAY  
PARKING FOR C.2 VEHICLES. The  
beautifully presented & deceptively  
spacious family sized home which  
boasts C.1200 SQ FT / 111 SQ  
METERS OF IMPRESSIVE LIVING  
SPACE situated over two floors  
comprising: Entrance Porch, entrance  
hall, downstairs cloakroom/W.C., a  
good size living room, a large open  
plan and very sociable kitchen /  
breakfast / dining / family space. To the  
first floor there are 3 BEDROOMS (Two  
good size doubles and a single) & a  
modern and stylish shower room.  
Externally there is a fully enclosed rear  
garden boasting a Westerly facing rear  
aspect. To fully appreciate this  
outstanding home, MILES BYRON  
would highly recommend confirming  
your appointment to view as soon as  
possible!

Tenure: Freehold  
Parking options: Off Street  
Garden details: Private Garden

DETACHED FAMILY HOME WHICH HAS BEEN RENOVATED TO A HIGH STANDARD THROUGHOUT \*\*  
3 BEDROOMS, A fully enclosed & Westerly facing rear garden. | Freehold **SOLD**



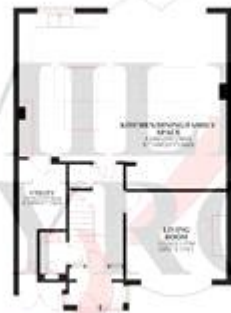
Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, 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.



TOTAL AREA: APPROX. 199.2 SQ. METRES (4272.8 SQ. FEET)

All measurements are for finished ground and are not intended to be used for the purpose of planning or building regulations. They also do not include any external areas or outbuildings. All measurements are for the finished ground and are not intended to be used for the purpose of planning or building regulations. They also do not include any external areas or outbuildings.

**GROUND FLOOR**  
APPROX. 71.4 SQ. METRES (1531.4 SQ. FEET)



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**FIRST FLOOR**  
APPROX. 127.8 SQ. METRES (2741.4 SQ. FEET)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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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