



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

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

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

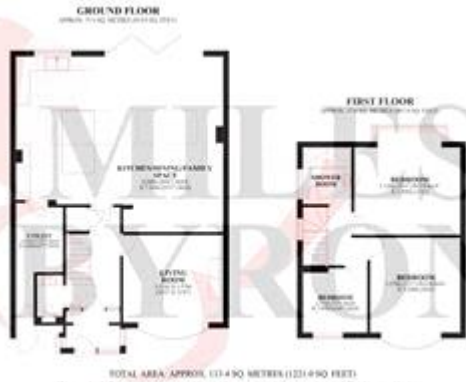
DETACHED FAMILY HOME WHICH HAS BEEN RENOVATED TO A HIGH STANDARD THROUGHOUT
3 BEDROOMS, A fully enclosed & Westerly facing rear garden. | Freehold **SOLD STC**

*** 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



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		84
(69-80) C	75	
(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
<small>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.</small>		



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