



Swindon Town Centre
Guide Price £230,000

C. 870 SQ FT / 80 SQ METERS OF LIVING SPACE *** A MUST VIEW HOME! *** THE PERFECT FIRST-

*** ALL VIEWINGS TO COMMENCE
FROM: WEDNESDAY - 27TH MARCH
2024 *** C. 870 SQ FT / 80 SQ
METERS OF LIVING SPACE *** A
MUST VIEW HOME! *** THE PERFECT
FIRST-TIME, INVESTMENT OR DOWN-
SIZE PURCHASE *** TENURE:

FREEHOLD *** 3 GOOD SIZE
BEDROOMS + OFF STREET PARKING
FOR C.2 VEHICLES *** MILES BYRON
are delighted to offer For Sale this well
presented terraced home located
within the Town Centre. The living
accommodation briefly includes:
Entrance hallway, modern
kitchen/breakfast room, ground floor
bathroom and an open plan
living/dining room. Externally there is a
low in maintenance & fully enclosed
rear garden with gate providing access
to the driveway.

To fully appreciate this delightful
property, we would highly recommend
confirming your appointment to view as
soon as possible!

TOWN CENTRE LOCATION: A SHORT
WALK TO THE RAILWAY & BUS
STATION, THE DESIGNER OUTLET
VILLAGE, FARINGDON PARK, SHOPS,
PUBS, CAFES, RESTAURANTS &
SCHOOLS ***

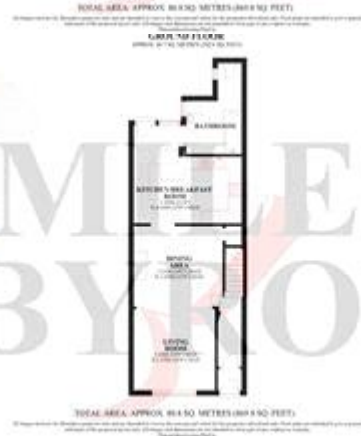
Tenure: Freehold

Garden details: Private Garden

FIRST-TIME, INVESTMENT OR DOWN-SIZE PURCHASE *** TENURE: FREEHOLD *** 3 GOOD SIZE
BEDROOMS + OFF STREET PARKING FOR C.2 VEHICLES *** | 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.



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		
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