



**Old Town, Swindon**  
**Guide Price £300,000**

\*\*\* A DETACHED HOME BOASTING: 3 DOUBLE BEDROOMS + A LARGE 4-PIECE BATHROOM \*\*\* A

\*\*\* OFFICIAL PROPERTY LAUNCH  
DAYS: THURSDAY 4TH & SATURDAY  
6TH APRIL 2024 \*\*\* C.1000 SQ FT / 90  
SQ METERS OF LIVING SPACE +  
GARAGE \*\*\* A DETACHED FAMILY  
SIZED HOME BOASTING: 3 DOUBLE  
BEDROOMS + A LARGE 4-PIECE  
FAMILY SIZED BATHROOM WITH A  
SEPARATE SHOWER \*\*\* A SOUTH,  
WESTERLY REAR GARDEN (WITH A  
GATE PROVIDING SIDE ACCESS) \*\*\*  
A BLOCK PAVED DRIVEWAY  
PROVIDING OFF STREET PARKING  
FOR C.2 - 3 VEHICLES \*\*\* SINGLE  
GARAGE (WITH POWER & LIGHTING)  
\*\*\* MILES BYRON are delighted to offer  
'For Sale' this well presented home  
located within the desirable Old Town  
area. Located within close proximity to  
both Old Town & Town Centre  
amenities, a short walk to the Railway  
Station, Town Gardens, schools and a  
nursery. In addition there is superb  
access to major road links such as  
Junctions 15 & 16 of the M4 Motorway  
& fantastic access to The Great  
Western Hospital. Attributes include:  
uPVC double glazing, gas radiator  
central heating. The deceptively  
spacious living accommodation  
includes: Enclosed entrance porch,  
Entrance hall, a spacious, open plan,  
light and airy dual aspect living/dining  
room and kitchen with a a large built in  
cupboard. To the first floor there are  
three double bedrooms and a  
spacious family sized bathroom. To  
fully appreciate this delightful 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

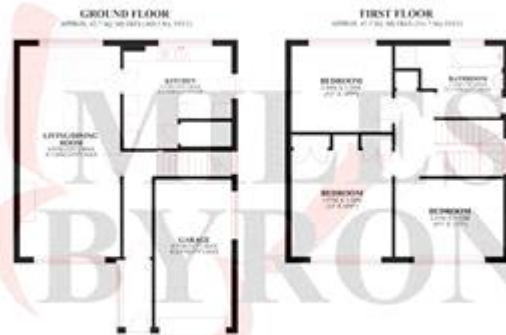
SOUTH, WESTERLY REAR GARDEN (WITH A GATE PROVIDING SIDE ACCESS) \*\*\*\* A BLOCK PAVED  
DRIVEWAY PROVIDING OFF STREET PARKING FOR C.2 - 3 VEHICLES \*\*\* SINGLE GARAGE. |  
Freehold **SOLD**





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. 85.3 SQ. METRES (917.7 SQ. FEET)

All dimensions are for the internal space only and are intended to provide an indication of the approximate size of the property. They are not intended to be used as a basis for any legal proceedings. The actual area may vary.



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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  
**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](mailto:richard@milesbyron.com) Website: [www.milesbyron.com](http://www.milesbyron.com)