



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

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 STC**



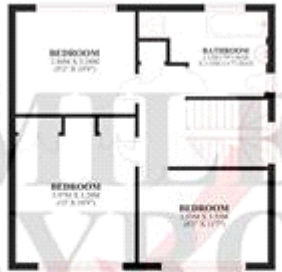
Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors,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



TOTAL AREA: APPROX. 90.3 SQ. METRES (971.7 SQ. FEET)
All measurements are for finished areas only and are intended to provide an approximate guide only. They are not intended to be used for legal purposes. All measurements are taken to the internal face of the walls unless otherwise stated.



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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		
		84
	67	
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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