



**Walcot Road, Old Walcot, Swindon**  
**Guide Price £260,000**

3 BEDROOMS, a fully enclosed rear garden boasting a SOUTH FACING ASPECT, driveway & garage. |



\*\*\* DESIRABLE 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.

\*\*\* A Project Property/In Need Of Renovation/Scope For Improvement/Extension Potential (S.T.P.P.) MILES BYRON are delighted to offer For Sale with NO ONWARD CHAIN, this 1930s built semi detached home comprising: 3 BEDROOMS, a fully enclosed rear garden boasting a SOUTH FACING ASPECT, driveway & garage.

Tenure: Leasehold (900 years)  
Parking options: Off Street  
Garden details: Private Garden



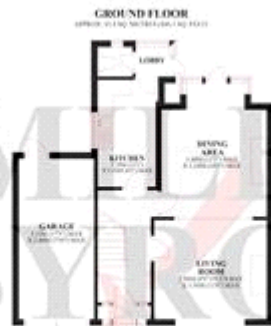
Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, 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/fitings 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. 112.50 METRES (369.75 SQ FEET)

All dimensions are for internal spaces only and are intended to provide an indication of the overall size of the property. Dimensions are not intended to be used as a basis for any construction or other work.



TOTAL AREA: APPROX. 112.50 METRES (369.75 SQ FEET)

All dimensions are for internal spaces only and are intended to provide an indication of the overall size of the property. Dimensions are not intended to be used as a basis for any construction or other work.



FIRST FLOOR: APPROX. 112.50 METRES (369.75 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		
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](mailto:richard@milesbyron.com) Website: [www.milesbyron.com](http://www.milesbyron.com)