



Pembroke Street, Old Town, Swindon
Guide Price £265,000

*** 2 DOUBLE BEDROOMS + A 'JACK & JILL' STYLE BATHROOM TO THE FIRST FLOOR. Two

*** A MUST VIEW - FIRST-TIME HOME OR INVESTMENT PURCHASE *** A stunningly presented & greatly improved, Victorian built, bay fronted, terraced home located within the very heart of Old Town. Conveniently located close by to amenities, local reputable primary & secondary schools & the beautiful Town Gardens can also be found close-by. Attributes include: 2 DOUBLE BEDROOMS + A 'JACK & JILL' STYLE BATHROOM TO THE FIRST FLOOR. To the ground floor there is an entrance hall, dining room, a separate reception/living room with a WOOD BURNING FIRE & an impressive in size kitchen/breakfast room with double doors leading to a landscaped & fully enclosed rear garden boasting a SOUTH FACING ASPECT. In addition this delightful property benefits from having a downstairs cloakroom/W.C.

MILES BYRON would highly recommend confirming your appointment to VIEW AS SOON AS POSSIBLE!

Tenure: Freehold
Garden details: Private Garden

separate reception rooms with a WOOD BURNING FIRE in the living room, an impressive kitchen/breakfast room + a downstairs W.C. + A SOUTH FACING REAR GARDEN. | 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. | | |