



Goddard Avenue, Old Town, Swindon
Guide Price £395,000

*** C.1500 SQ FT / 140 SQ METERS OF LIVING SPACE *** EXTENDED FAMILY HOME *** 4

*** ALL VIEWINGS TO COMMENCE
FROM : WEDNESDAY 10TH APRIL
2024 ***

C.1500 SQ FT / 140 SQ METERS OF
LIVING SPACE *** EXTENDED FAMILY
HOME *** 4 BEDROOMS *** THREE
FLOORS OF DECEPTIVELY
SPACIOUS LIVING ACCOMMODATION
*** COMPRISING: ENTRANCE
PORCH, ENTRANCE HALLWAY, A
SPACIOUS, DUAL ASPECT 'OPEN
PLAN' LIVING/DINING ROOM, A
MODERN KITCHEN/BREAKFAST
ROOM, SEPARATE UTILITY ROOM,
DOWNSTAIRS CLOAKROOM/W.C. + A
FIRST FLOOR BATHROOM + A
GENEROUS IN SIZE & FULLY
ENCLOSED REAR GARDEN WITH A
GATE PROVIDING ACCESS *** MILES
BYRON are delighted to offer 'For Sale'
this stylishly presented and extended,
Victorian built, terraced family home.
Located along one of Old Towns most
desirable 'Tree Lined' roads. This
property provides exceptional access
to amenities, local reputable primary &
secondary schooling and the beautiful
Town Gardens can also be found
within a short walk away.

AGENTS NOTE: This wonderful
property has ON STREET PARKING
(NON RESIDENTS) - subject to
availability along the road.

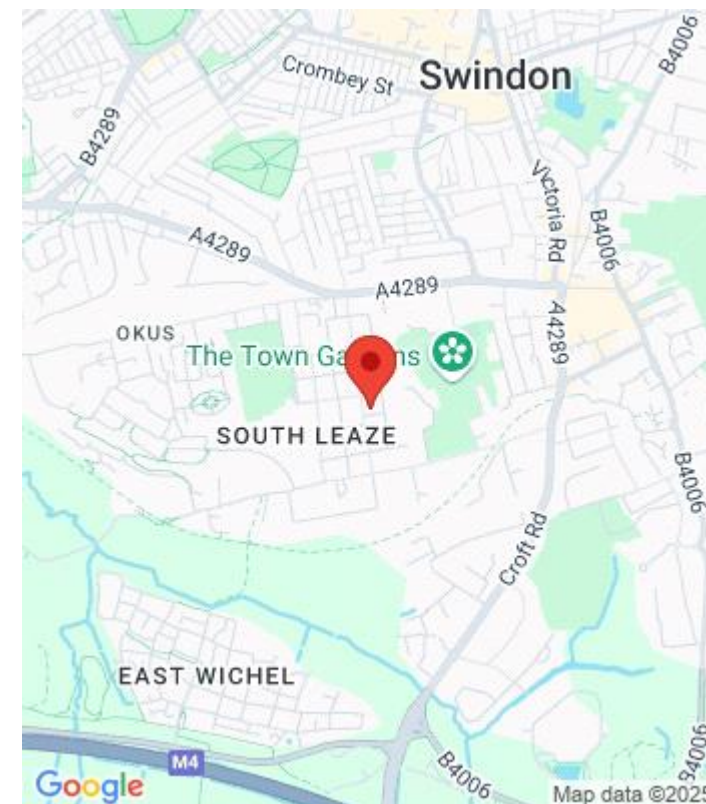
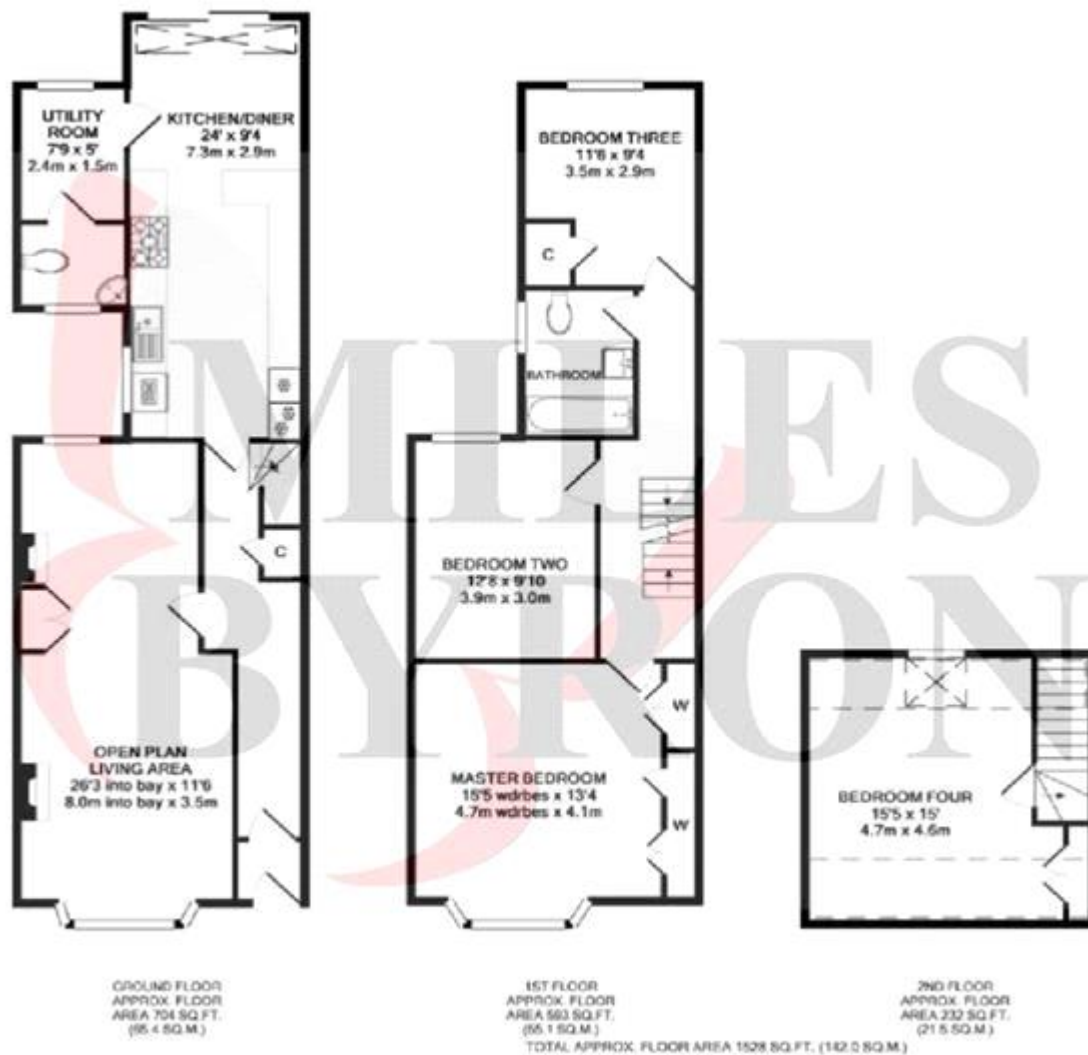
MILES BYRON would highly
recommend confirming your
appointment to view AS SOON AS
POSSIBLE!

Tenure: Freehold
Garden details: Private Garden

BEDROOMS **** THREE FLOORS OF LIVING ACCOMMODATION **** DOWNSTAIRS
CLOAKROOM/W.C. + A FIRST FLOOR BATHROOM *** | 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/fixings 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		78
(55-68) D	67	
(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.