



Kent Road, Old Town, Swindon
Offers Over £325,000

CLOSE PROXIMITY TO AMENITIES, REPUTABLE SCHOOLS AND A SHORT STROLL TO THE

* CLOSE PROXIMITY TO AMENITIES, REPUTABLE SCHOOLS AND A SHORT STROLL TO THE BEAUTIFUL TOWN GARDENS * A MUST VIEW HOME * BEING SOLD WITH NO ONWARD CHAIN * PLENTY OF CHARM & CHARACTER THROUGHOUT * 3 BEDROOMS + A MODERN FIRST FLOOR BATHROOM + DOWNSTAIRS SHOWER ROOM / W.C.

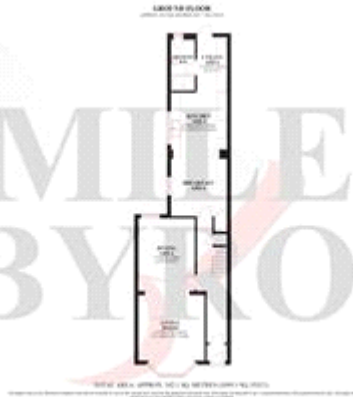
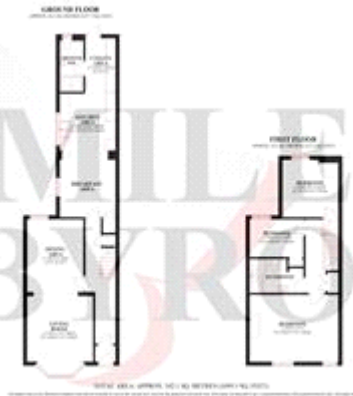
MILES BYRON are delighted to offer this OUTSTANDING & VERY ATTRACTIVE red brick, bay fronted, Victorian built terraced home which is located within a short walk to amenities. This exceptional property has been lovingly & sympathetically modernised throughout by the current homeowners. The deceptively spacious and very impressive living accommodation briefly comprises: entrance porch, entrance hall, an open plan living room, a stunning and impressive open plan kitchen/breakfast/dining area with space for a range cooker. To the first floor there are three bedrooms and a bathroom. Externally there is A SOUTH, WESTERLY FACING rear garden with the option to create an off street parking space. To fully appreciate this wonderful property, we would highly recommend confirming an appointment to view as soon as possible!

Tenure: Freehold
Garden details: Private Garden

BEAUTIFUL TOWN GARDENS " A MUST VIEW HOME " BEING SOLD WITH NO ONWARD CHAIN " 3 BEDROOMS, BATHROOM + DOWNSTAIRS SHOWER ROOM/W.C. | 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.		



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 Website: www.milesbyron.com