



Old Town, Swindon
Guide Price £200,000

PERFECT FIRST-TIME / INVESTMENT OR DOWNSIZE PROPERTY *** ATTRIBUTES INCLUDE: A

*** PROPERTY LAUNCH EVENT -
SATURDAY 4TH MAY *** A MUST VIEW
HOME LOCATED WITHIN THE VERY
POPULAR 'OLD TOWN' AREA OF
SWINDON *** 2 DOUBLE BEDROOMS
*** Being SOLD with NO ONWARD
CHAIN *** READY TO MOVE INTO *
THE PERFECT FIRST-TIME /
INVESTMENT OR DOWNSIZE
PROPERTY *** ATTRIBUTES
INCLUDE: A WESTERLY FACING
REAR GARDEN WHICH OFFERS THE
POTENTIAL TO CONVERT TO OFF
STREET PARKING *** LIVING ROOM,
KITCHEN/DINING ROOM + GROUND
FLOOR BATHROOM *** CELLAR
(PERFECT SPACE FOR STORAGE
OR THE POTENTIAL TO CONVERT
(S.T.P.P.) *** GAS RADIATOR
CENTRAL HEATING + UPVC DOUBLE
GLAZING *** MILES BYRON are
delighted to offer For Sale this well
maintained terraced home. This
delightful property provides convenient
access and a short walk to local
amenities such as a variety of small
boutique style businesses,
restaurants, cafes & public houses as
well as local reputable schools, bus /
railway station and not forgetting the
beautiful Town Gardens. To fully
appreciate this wonderful property, we
would highly recommend confirming
your appointment to view as soon as
possible!

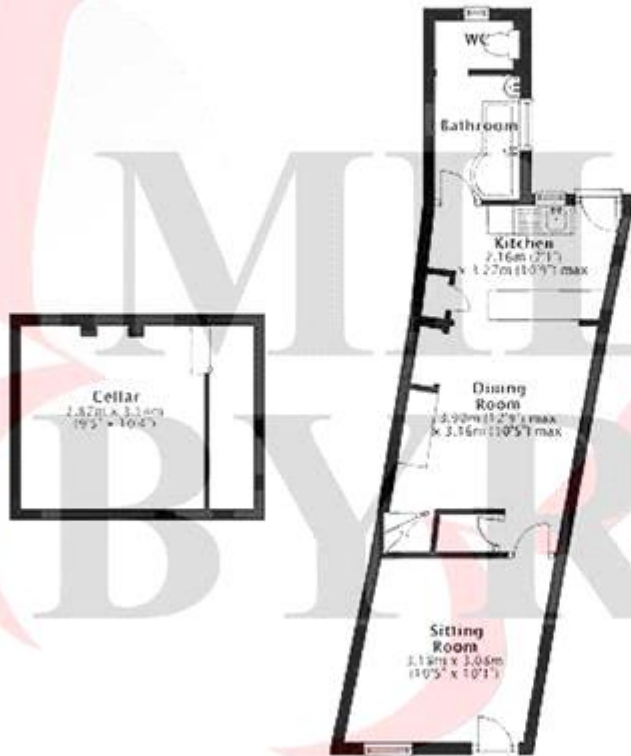
Tenure: Freehold

WESTERLY FACING REAR GARDEN WHICH OFFERS THE POTENTIAL TO CONVERT TO OFF
STREET PARKING *** LIVING ROOM, KITCHEN/DINING ROOM + GROUND FLOOR BATHROOM *** +
CELLAR | Freehold

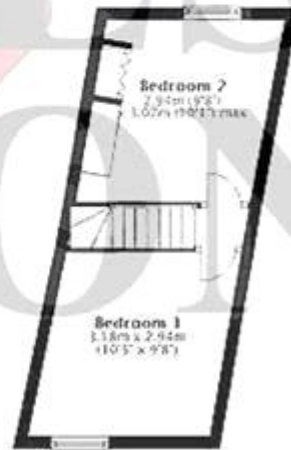


Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors,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

Ground Floor
Approx. 45.7 sq. metres (491.5 sq. feet)



First Floor
Approx. 21.9 sq. metres (235.7 sq. feet)



Total area: approx. 67.6 sq. metres (727.2 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C	72	
(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.