



**Goddard Avenue, Old Town, Swindon**  
**Guide Price £425,000**

\* NO ONWARD CHAIN! \* This spacious 3 DOUBLE BEDROOM property boasts: two separate reception

MILES BYRON are delighted to offer 'For Sale' with NO ONWARD CHAIN this well presented Victorian built, terraced family home which has been lovingly and greatly improved by the current homeowners. Located along one of Old Towns most desirable 'Tree Lined' roads. This property provides exceptional access to amenities, local reputable schooling and the Town Gardens can also be found within a short walk. This very attractive and deceptively spacious property offers an 'open plan' living/dining room, a separate snug/breakfast area and an kitchen/breakfast room plus a utility room with a downstairs cloakroom/W.C. Externally there is fully enclosed, SOUTH WESTERLY FACING REAR GARDEN + A LARGE, TANDEM IN LENGTH GARAGE/WORKSHOP. Other attributes to this amazing property include: 3 DOUBLE BEDROOMS + A MODERN FIRST FLOOR BATHROOM + A MODERN & SEPARATE SHOWER ROOM. To fully appreciate this ready to move into home, we would highly recommend contacting us to arrange and confirm your appointment to view as soon as possible! Thank you!

Tenure: Freehold

Parking options: Off Street

Garden details: Private Garden

rooms, a downstairs cloakroom/W.C., a first floor bathroom + a separate shower room, S.westerly facing rear garden + a large garage | 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>		
(39-54) <b>E</b>	53	
(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  
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