



Avenue Road, Old Town, Swindon
Guide Price £335,000

The deceptively spacious living accommodation comprises: Entrance hall, an impressive 'open plan' living

*** Official Property Launch: All Viewings To Commence From: Monday - 13th May 2024. ***

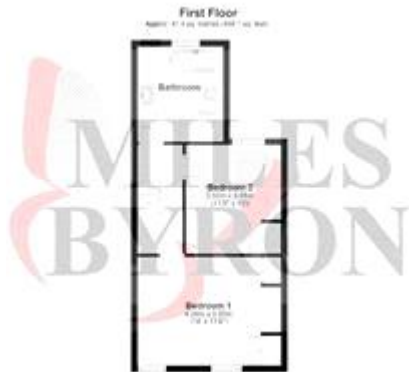
room, aining room, modern kitchen, utility room/W.C. 2 DOUBLE BEDROOMS + A LARGE FIRST FLOOR BATHROOM. | Freehold

MILES BYRON are delighted to offer 'For Sale' this STUNNINGLY PRESENTED and very attractive, Victorian built, terraced home. (A FORMER 3 BEDROOM HOME) which can be found located along one of Old Town's most sought after tree-lined roads. Offering a short walk to amenities, reputable schools and the beautiful Town Gardens. The deceptively spacious living accommodation briefly comprises: Entrance hall, an impressive 'open plan' living room & dining room. In addition there is a modern, fitted kitchen with a selection of integrated appliances + a separate utility room/W.C. To the first floor there are TWO DOUBLE BEDROOMS + A SPACIOUS, MODERN FAMILY SIZED BATHROOM. In addition the property offers further extension potential such a possible loft room being added (subject to the necessary permission/building regulations). Externally there is a fully enclosed and low in maintenance rear garden with a gate providing rear access. A viewing is strongly advised to fully appreciate this exceptional property.

Tenure: 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/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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	85

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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