



Ripley Road, Old Town, Swindon
Guide Price £280,000

A short walk to amenities, schools & the beautiful Town Gardens * 2 DOUBLE BEDROOMS *** 2

*** Official Property Launch: All Viewings To Commence From: Thursday - 16th May 2024. ***

MILES BYRON are delighted to offer 'For Sale' this beautifully presented, Victorian built, terraced home. (A FORMER 3 BEDROOM HOME) which can be found located along a sought after road (South Side Of Bath Road). Offering a short walk to amenities, reputable schools and the beautiful Town Gardens. The deceptively spacious living accommodation briefly comprises: Entrance hall, two separate reception rooms including: a living room & separate dining room. In addition there is a kitchen + a separate utility room/W.C. To the first floor there are TWO DOUBLE BEDROOMS + A MODERN & STYLISH SHOWER ROOM. In Externally there is a fully enclosed and low in maintenance rear garden boasting a SOUTH, WESTERLY ASPECT. A viewing is strongly advised to fully appreciate this outstanding property.

Tenure: Freehold

RECEPTION ROOMS - Located along a sought after road (South Side Of Bath Road). Other attributes include: A FIRST FLOOR SHOWER ROOM + GROUND FLOOR CLOAKROOM/W.C. | 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.



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		
		83
	65	
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.