



**Marlborough Road, Old Town, Swindon**  
**Guide Price £650,000**

EXTENDED & SUBSTANTIAL IN SIZE FAMILY HOME BOASTING: 4 DOUBLE WITH A LARGE

\*\*\* CORNER PLOT POSITION \*\*\*

DESIRABLE MARLBOROUGH ROAD,  
OLD TOWN LOCATION (POSITIONED  
OFF & SET BACK AWAY FROM THE  
MAIN ROAD & SIDING ONTO THE  
SOUGHT AFTER LAKESIDE AREA).

MILES BYRON are delighted to offer  
For Sale this EXTENDED &  
SUBSTANTIAL IN SIZE FAMILY HOME  
BOASTING: 4 DOUBLE WITH A LARGE  
DRIVEWAY WHICH IN TURN  
PROVIDES AMPLE OFF STREET  
PARKING \* SPACIOUS LIVING  
ACCOMMODATION BOASTING: 4  
DOUBLE BEDROOMS, 3 SEPARATE  
RECEPTION ROOMS, A  
WET/SHOWER ROOM TO THE  
GROUND FLOOR + A SPACIOUS  
FIRST FLOOR BATHROOM. A

generous & enviable size plot with a  
large and well tended garden offering  
a high degree of privacy. This delightful  
property provides excellent access to  
amenities such as the vibrant Old  
Town and Greenbridge Retail Park as  
well as offering superb access to  
major road links such as the A419 &  
J.15 of the M4 Motorway and in  
addition; a short distance to the Great  
Western Hospital, Coate Water  
Country Park, the Savernake  
Arboretum, the Polo Ground & The  
Town Gardens. In addition this superb  
property provides excellent access/a  
short walk/commute to local reputable  
schools. The living accommodation  
briefly comprises: Entrance Porch,  
Reception Hall, Living Room, Dining  
Room, Family Room/Study Area,  
Wet/Shower Room, Kitchen/Breakfast  
Room & Utility Room. To fully  
appreciate this exceptional property,  
MILES BYRON would highly  
recommend confirming an  
appointment to VIEW AS SOON AS  
POSSIBLE!

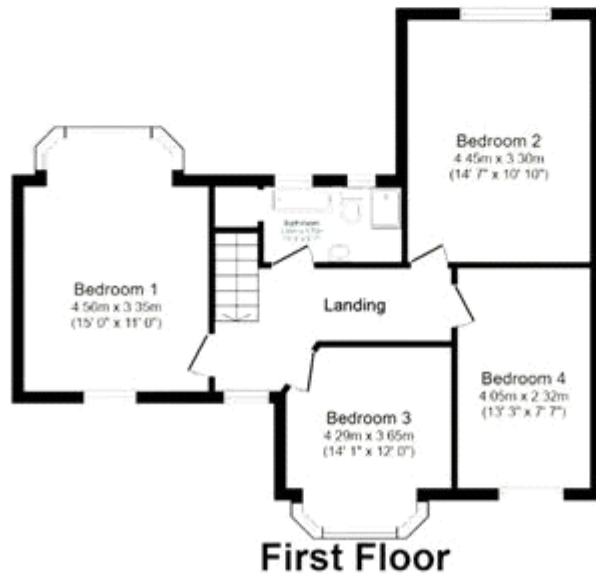
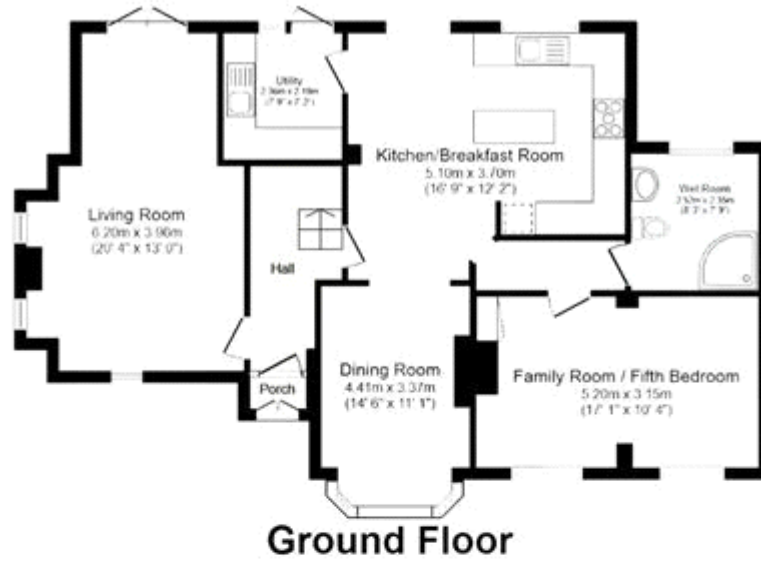
DRIVEWAY \*\*\*\*\* SPACIOUS LIVING ACCOMMODATION BOASTING: 4 DOUBLE BEDROOMS, 3  
SEPARATE RECEPTION ROOMS, A WET/SHOWER ROOM TO THE GROUND FLOOR + A SPACIOUS  
FIRST FLOOR BATHROOM. | Freehold **SOLD STC**

Council Tax Band: E (Swindon  
Borough Council)

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/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		71	79
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.