



**Burford Avenue, Old Walcot, Swindon**  
**Guide Price £365,000**

AN EXTENDED & STYLISHLY PRESENTED 3 BEDROOM SEMI DETACHED FAMILY HOME WHICH

\*\*\* CHARACTER, CHARM & HOMEY THROUGHOUT \*\*\* A MUST VIEW HOME \*\*\* MILES BYRON ARE DELIGHTED TO OFFER 'FOR SALE' THIS EXTENDED & STYLISHLY PRESENTED SEMI DETACHED FAMILY HOME WHICH HAS BEEN GREATLY IMPROVED BY THE CURRENT OWNER \* DESIRABLE 'OLD WALCOT' LOCATION \* CLOSE PROXIMITY TO BOTH OLD TOWN & THE TOWN CENTRE AS WELL AS QUEENS PARK & GARDENS \* A SHORT WALK TO LOCAL REPUTABLE SCHOOLS & THE RAILWAY STATION \* DRIVEWAY PARKING FOR C.2 VEHICLES + GARAGE. The beautifully presented & deceptively spacious family sized home boasts: C.1040 SQ FT / 96 SQ METERS OF IMPRESSIVE LIVING SPACE + THE GARAGE \*\*\* Situated over two floors comprising: Entrance Porch, entrance hall, downstairs cloakroom/W.C., a good size living room, a large open plan and very sociable kitchen / breakfast / dining / family space + a separate utility room. To the first floor there are 3 BEDROOMS (Two good size doubles and a single) & a modern and stylish bathroom. Externally there is a fully enclosed & well tended rear garden. To fully appreciate this outstanding home, MILES BYRON would highly recommend confirming your appointment to VIEW AS SOON AS POSSIBLE!

HAS BEEN GREATLY IMPROVED BY THE CURRENT OWNER \* DESIRABLE 'OLD WALCOT' LOCATION & CLOSE-BY TO AMENITIES. WELL TENDED REAR GARDEN, DRIVEWAY PARKING + GARAGE | Freehold **SOLD STC**

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.



TOTAL AREA: APPROX. 26.7 SQ. METRES (286 SQ. FEET)



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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>		<b>81</b>
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		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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