



**Folkestone Road, Old Town, Swindon**  
**Guide Price £310,000**

Spacious Living Space Situated Over Three Floors \*\*\* OFF STREET PARKING FOR C.2 VEHICLES \*\*\* 3

\*\*\* ALL VIEWINGS TO COMMENCE  
FROM: FRIDAY 4TH OCTOBER 2024  
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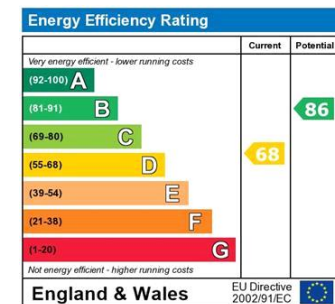
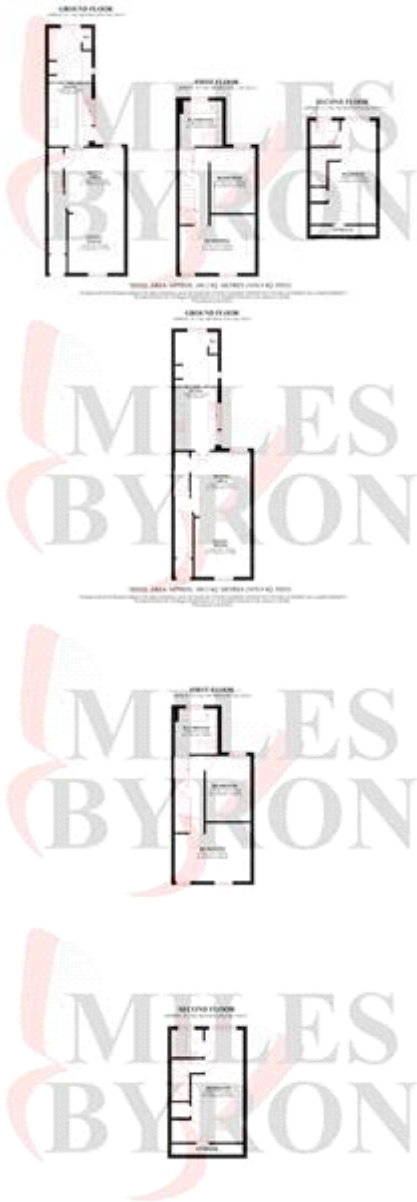
**DOUBLE BEDROOMS (including loft bedroom) + A SPACIOUS 4-PIECE BATHROOM TO THE FIRST FLOOR + AN EN-SUITE SHOWER ROOM & DRESSING AREA TO THE MAIN BEDROOM. | Freehold**  
**SOLD STC**

\*\*\* C.1100 SQ Ft / 100 SQ Meters Of Living Space Situated Over Three Floors \*\*\* OFF STREET PARKING TO THE REAR FOR C.2 VEHICLES \*\*\* A stunningly presented terraced home located within the very heart of Old Town. Conveniently located close by to amenities, reputable schools & the beautiful Town Gardens. Attributes include: 3 DOUBLE BEDROOMS (including loft bedroom) + A SPACIOUS 4-PIECE BATHROOM TO THE FIRST FLOOR + AN EN-SUITE SHOWER ROOM & DRESSING AREA TO THE MAIN BEDROOM. The ground floor accommodation comprises: Entrance hall, a spacious 'open plan' living/dining room, an impressive and extended kitchen/breakfast room + cloakroom/W.C. Externally there is a professionally landscaped & fully enclosed rear garden. To fully appreciate this exceptional home, MILES BYRON would highly recommend confirming an appointment to view as soon as possible!

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.



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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