



Burford Avenue, Old Walcot, Swindon
Offers Over £325,000

ATTRIBUTES INCLUDE: UPVC DOUBLE GLAZING, GAS RADIATOR CENTRAL HEATING, AN

*** OFFICIAL PROPERTY LAUNCH
EVENT: SATURDAY 23RD NOVEMBER
2024 ***

*** EXTENSION POTENTIAL TO THE
SIDE & REAR ASPECTS (S.T.P.P.) ***
A MUST VIEW HOME *** MILES
BYRON ARE DELIGHTED TO OFFER
'FOR SALE' THIS EXTENDED & WELL
PRESENTED SEMI DETACHED
FAMILY HOME WHICH HAS BEEN
WELL MAINTAINED THROUGHOUT
*** DESIRABLE 'OLD WALCOT'
LOCATION * CLOSE PROXIMITY TO
BOTH OLD TOWN & THE TOWN
CENTRE AMENITIES AS WELL AS
QUEENS PARK & GARDENS * A
SHORT WALK TO LOCAL,
REPUTABLE SCHOOLS & THE
RAILWAY STATION * DRIVEWAY
PARKING TO THE FRONT ASPECT +
AN ATTACHED GARAGE IN ADDITION
THIS WONDERFUL HOME HAS A
GENEROUS IN SIZE & FULLY
ENCLOSED REAR GARDEN. OTHER
ATTRIBUTES INCLUDE: UPVC
DOUBLE GLAZING, GAS RADIATOR
CENTRAL HEATING, AN IMPRESSIVE
IN SIZE. "OPEN PLAN
KITCHEN/DINING ROOM, LIVING
ROOM, FAMILY AREA, DOWNSTAIRS
CLOAKROOM/W.C. & ENTRANCE
HALL. TO THE FIRST FLOOR THERE
ARE 3 BEDROOMS + A BATHROOM.

MILES BYRON would highly
recommend confirming your
appointment to VIEW THIS FABULOUS
HOME AS SOON AS POSSIBLE!

Tenure: Leasehold (911 years)
Ground Rent: £0 per year
Service Charge: £4 per year
Parking options: Off Street
Garden details: Private Garden

**IMPRESSIVE IN SIZE. "OPEN PLAN KITCHEN/DINING ROOM, LIVING ROOM, FAMILY AREA,
DOWNSTAIRS CLOAKROOM/W.C. & ENTRANCE HALL. TO THE FIRST FLOOR THERE ARE 3
BEDROOMS + A BATHROOM. | Leasehold **SOLD STC****



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 floor area 106.1 sq.m. (1,142 sq.ft.) approx



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			80
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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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