



## **THE MALL, OLD TOWN, SWINDON** **OFFERS OVER £350,000** Freehold

**SOLD STC**

NO ONWARD CHAIN - A stylishly presented & deceptively spacious family sized home located within the sought after residential area of Old Town. Attributes include: UPVC double glazing, gas radiator central heating, conservatory, westerly facing rear garden, garage + parking area. A MUST VIEW HOME!

\*\*\* Offered to the market with NO ONWARD CHAIN \*\*\*

MILES BYRON are delighted to offer For Sale this stylishly presented & deceptively spacious family sized home located within the sought after residential area of Old Town. Attributes include: UPVC double glazing, gas radiator central heating, conservatory, a WESTERLY facing rear garden, GARAGE + a hardstanding parking area directly in front of the garage. The living accommodation briefly comprises: Entrance hall, kitchen/dining room, conservatory, living room. To the first floor there are 3 bedrooms ( 2 doubles and 1 single ), en-suite shower room to the main bedroom and bathroom.

This property provides exceptional access to amenities, local reputable schooling and the Town Gardens can also be found within a short walk.

To fully appreciate this exceptional home, MILES BYRON would highly recommend confirming your appointment to VIEW AS SOON AS POSSIBLE!

Agents Note: Please note that the property only has ONE of the garages (the initial right hand side garage shown in the photograph). The other garage and parking area belongs to the neighbour.

Tenure: Freehold

Parking options: Garage, Off Street

Garden details: Rear Garden

Electricity supply: Mains

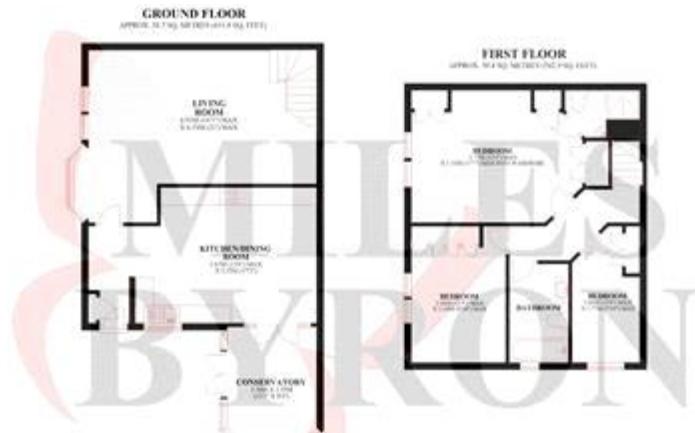
Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

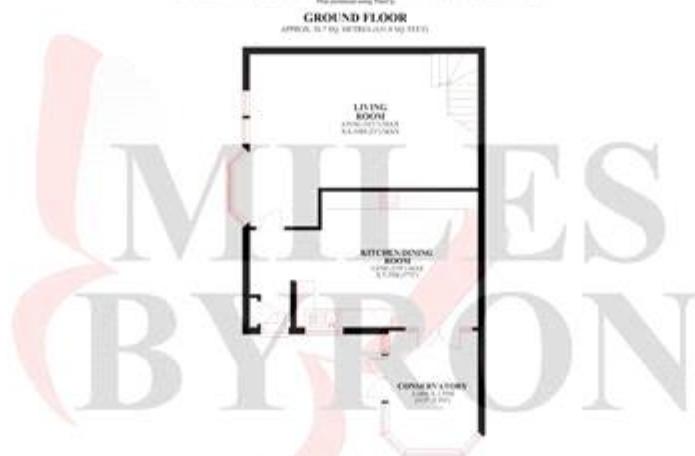


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TOTAL AREA APPROX. 1091 SQ. METRES (11747 SQ. FEET)

1.0 Images provided for illustrative purposes only and are intended to assist the customer in visualizing the properties of the product(s) only. Final parts are intended to give a general indication of the proposed final article. All images and dimensions are not intended to show part of any existing or marketed.



TOTAL AREA APPROX. 1091.50 METRES (11747 SQ. FEET)

12 images could be for illustrative purposes only and are intended to illustrate the concepts described in this paper. All 12 images are intended to give a general indication of the proposed layout only. All images and dimensions are not intended to depict part of any contract or warrant.



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.



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.