



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

NO ONWARD CHAIN * AN EXTENDED 3 BEDROOM SEMI DETACHED HOME WITH FURTHER

*** PROPERTY TENURE: FREEHOLD
*** BEING SOLD WITH NO ONWARD
CHAIN *** AN EXTENDED 3
BEDROOM SEMI DETACHED HOME
WITH FURTHER EXTENSION
POTENTIAL TO THE SIDE (S.T.P.P.)
*** A MUST VIEW HOME WITH A
DOWNSTAIRS W.C. + A FIRST FLOOR
BATHROOM *** MILES BYRON ARE
DELIGHTED TO OFFER FOR SALE
THIS 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 *** EXTERNALLY
THERE IS DRIVEWAY PARKING TO
THE FRONT ASPECT FOR C. 3
VEHICLES. IN ADDITION THIS
WONDERFUL HOME HAS A
GENEROUS IN SIZE & FULLY
ENCLOSED REAR GARDEN. OTHER
ATTRIBUTES INCLUDE: UPVC
DOUBLE GLAZING (SEVERAL
WINDOWS WERE REPLACED IN C.
2019), GAS RADIATOR CENTRAL
HEATING - NEWLY FITTED BOILER
FITTED IN NOVEMBER 2024).

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

Agents Note: Please be aware the rear
garden is smaller than average for the
area, however boasts a WESTERLY
facing aspect.

Tenure: Freehold
Parking options: Driveway, Off Street
Garden details: Enclosed Garden,
Rear Garden
Electricity supply: Mains

EXTENSION POTENTIAL TO THE SIDE (S.T.P.P.) + DOWNSTAIRS W.C. + A FIRST FLOOR
BATHROOM * DESIRABLE OLD WALCOT LOCATION *** CLOSE PROXIMITY TO AMENITIES.
DRIVEWAY PARKING | Freehold **SOLD STC**

Heating: Gas Mains
Water supply: Mains
Sewerage: Mains



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. 80.5 SQ. METRES (866 SQ FEET)

All measurements are for finished areas only and are intended to provide an indication of the approximate size of the property. Measurements are not intended to be used as a basis for any calculation or for any other purpose. The purchaser should verify the accuracy of the measurements.

GROUND FLOOR
(APPROX. 81.1 SQ. METRES (867 SQ FEET))



TOTAL AREA: APPROX. 80.5 SQ. METRES (866 SQ FEET)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)		
A		
(81-91)		
B		
(69-80)		81
C		
(55-68)	64	
D		
(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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