



Avenue Road, Old Town, Swindon
Guide Price £375,000

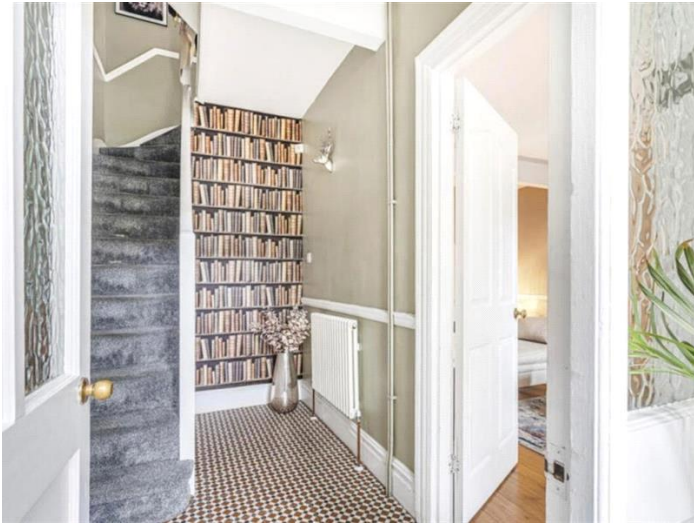
*** 3 BEDROOMS + LOFT ROOM OFFERING MULTIPLE USES *** SOUGHT AFTER TREE LINED

*** 3 BEDROOMS + LOFT ROOM
OFFERING MULTIPLE USES *** ONE
OF THE MOST SOUGHT AFTER TREE
LINED ROADS TO LIVE ALONG -
LOCATED ON THE SOUTH SIDE OF
BATH ROAD *** MILES BYRON are
delighted to offer 'For Sale' this
beautifully presented and very
attractive, Victorian, bay fronted, red
brick, terraced home. The beautifully
presented living accommodation
briefly comprises: Entrance hall, living
room, an open plan kitchen/dining
room. To the first floor there are three
bedrooms and a modern bathroom. In
addition there is a loft room to the
second floor which provides useful
space/potential for an additional room
(subject to the necessary
permission/building regulations).
Externally there is a fully enclosed rear
garden. A viewing is strongly advised
to fully appreciate this outstanding
property.

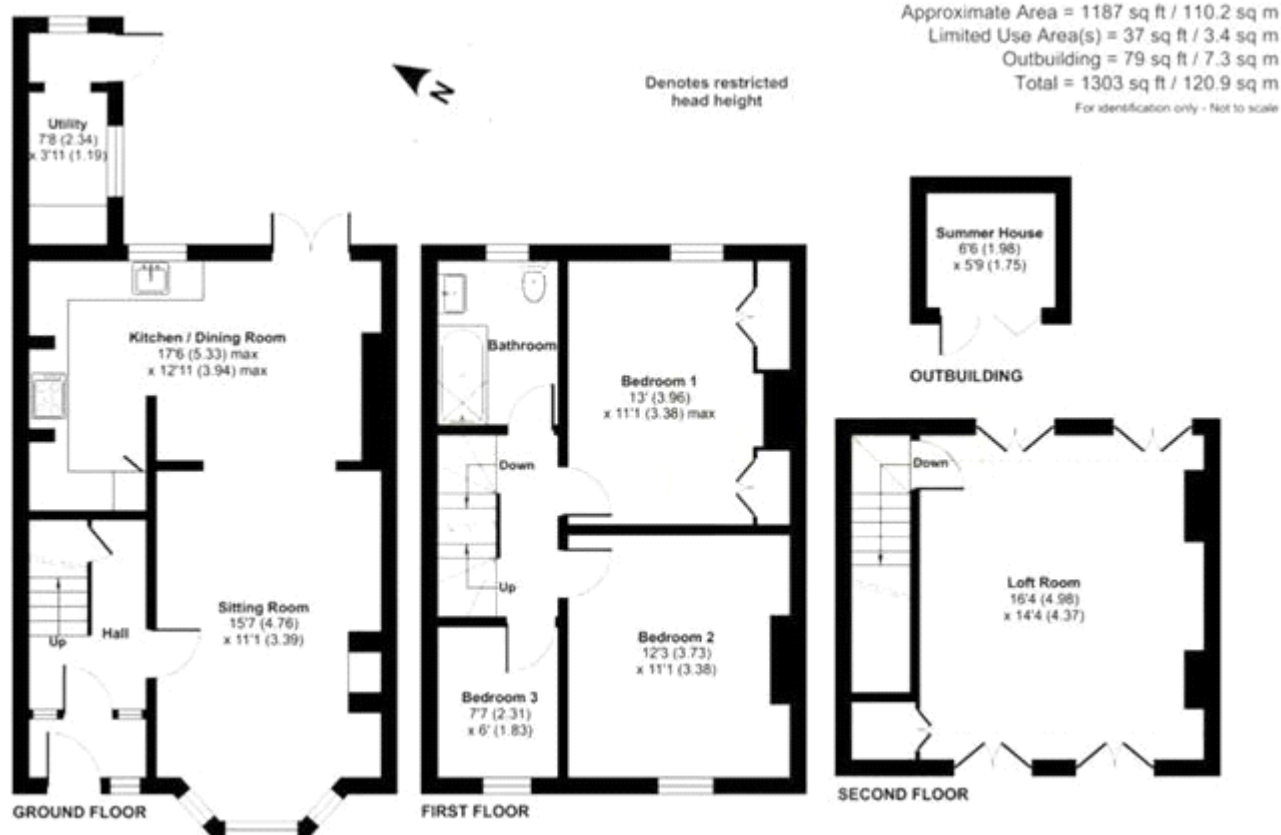
This property provides exceptional
access to amenities, highly reputable
schooling and the beautiful Town
Gardens can also be found within a
short walk.

Tenure: Freehold
Parking options: On Street, Residents
Garden details: Enclosed Garden,
Rear Garden
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains

ROAD TO LIVE ALONG **** A beautifully presented & very attractive, Victorian, bay fronted home. Entrance
hall, living room, kitchen/dining room. 3 bedrooms & a modern bathroom | Freehold **SOLD**



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.



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