



**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

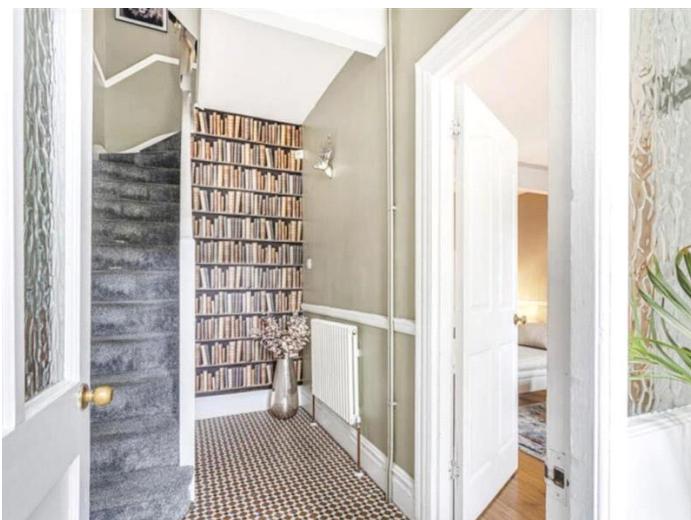
Electricity supply: Mains

Heating: Gas Mains

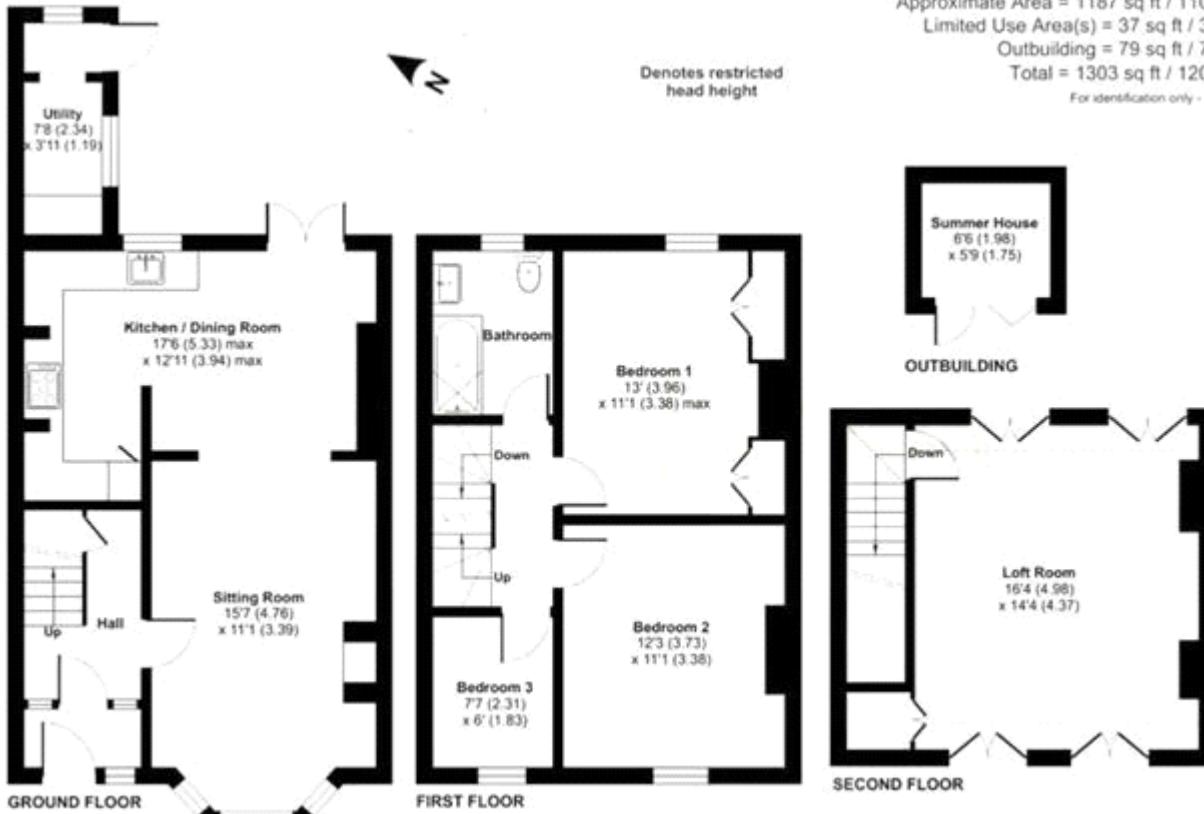
Water supply: Mains

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			
(92-1)	A		88
(81-91)	B		
(69-80)	C		
(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.