



**MILES  
BYRON**

**Ripley Road, Old Town, Swindon**  
**Offers Over £295,000**

3 BEDROOMS \* 2 SEPARATE RECEPTION ROOMS \* A SOUTH, WESTERLY FACING R. GARDEN \* A

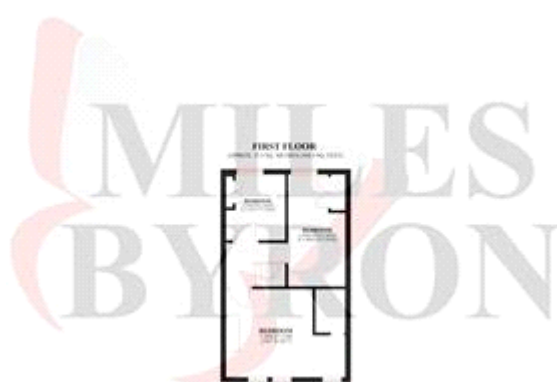
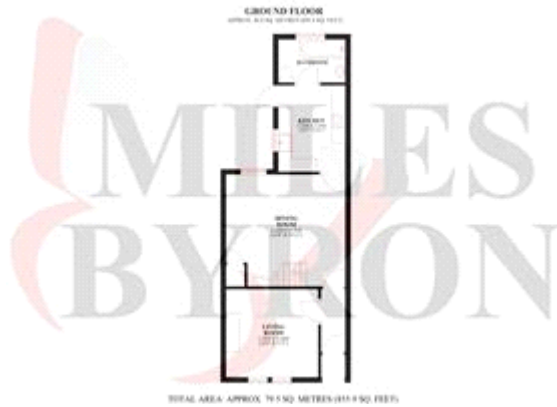
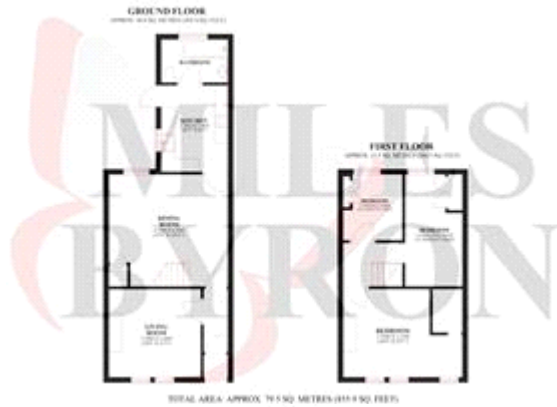
MILES BYRON are delighted to offer 'For Sale' this STUNNINGLY PRESENTED, Victorian built, terraced home, situated along a sought after road (South Side Of Bath Road in Old Town). Offering a short walk to amenities, reputable schools and the beautiful Town Gardens. The deceptively spacious living accommodation briefly comprises: Entrance porch, entrance hall, two separate and great size reception rooms including: a living room & separate dining room. In addition there is a modern and stylish kitchen & bathroom. To the first floor there are THREE BEDROOMS. Externally there is a fully enclosed, recently landscaped and a low in maintenance rear garden boasting a SOUTH, WESTERLY ASPECT. A viewing is strongly advised to fully appreciate this EXCEPTIONAL HOME.

Tenure: Freehold  
Electricity supply: Mains  
Heating: Gas Mains  
Water supply: Mains  
Sewerage: Mains

**STUNNINGLY PRESENTED** terraced home situated along a sought after road (South Side Of Bath Road in Old Town). Offering a short walk to amenities & the beautiful Town Gardens | 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-) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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  
**MILES BYRON Real Estate**  
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