



Norton Grove, Old Walcot, Swindon
Offers Over £325,000

THIS ATTRACTIVE & STYLISHLY PRESENTED 3 BEDROOM, BAY FRONTED SEMI DETACHED

*** ALL VIEWINGS COMMENCE FROM:
TUESDAY 3RD JUNE 2025 ***

A MUST VIEW HOME - SHOW HOME
CONDITION & PRESENTATION ***
MILES BYRON ARE DELIGHTED TO
OFFER 'FOR SALE' THIS ATTRACTIVE
& STYLISHLY PRESENTED BAY
FRONTED SEMI DETACHED FAMILY
HOME WHICH HAS BEEN GREATLY
IMPROVED OVER RECENT YEARS BY
THE CURRENT OWNERS.
DESIRABLE 'OLD WALCOT'
LOCATION * CLOSE PROXIMITY TO
BOTH OLD TOWN & THE TOWN
CENTRE AS WELL AS QUEENS PARK
& GARDENS * A SHORT WALK TO
LOCAL REPUTABLE SCHOOLS & THE
RAILWAY STATION * A BEAUTIFUL,
WELL TENDED AND FULLY
ENCLOSED REAR GARDEN &
DRIVEWAY PARKING TO THE FRONT.
The living space comprises: Entrance
Porch, entrance hall, a good size
living/dining room, a modern kitchen.
To the first floor there are 3
BEDROOMS (Two good size doubles
and a single) + bathroom with roll top
bath. To fully appreciate this
exceptional home, MILES BYRON
would highly recommend confirming
your appointment to VIEW AS SOON
AS POSSIBLE!

Tenure: Freehold
Parking options: Driveway, Off Street
Garden details: Enclosed Garden,
Front Garden, Rear Garden
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains

FAMILY HOME WHICH HAS BEEN GREATLY IMPROVED OVER RECENT YEARS BY THE CURRENT
OWNERS. DESIRABLE 'OLD WALCOT' LOCATION * | Freehold **SOLD**

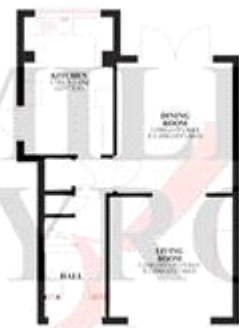


Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, 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.



TOTAL AREA: APPROX. 78.4 SQ. METRES (844.3 SQ. FEET)

GROUND FLOOR
APPROX. 40.5 SQ. METRES (434.5 SQ. FEET)



TOTAL AREA: APPROX. 78.4 SQ. METRES (844.3 SQ. FEET)

FIRST FLOOR
APPROX. 37.9 SQ. METRES (409.5 SQ. FEET)



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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