



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 ***

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

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

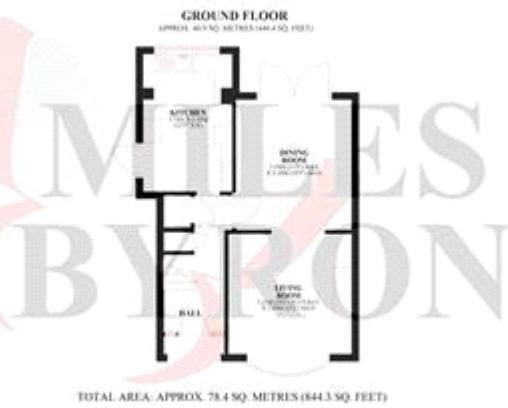
Heating: Gas Mains

Water supply: Mains

Sewerage: Mains



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		
(81-91)	B		83
(69-80)	C		
(55-68)	D	69	
(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.