



Avenue Road, Old Town, Swindon
Offers Over £210,000

2 bedroom terraced house for sale | Freehold **SOLD**

*** ALREADY SOLD STC - OFF MARKET ***

*** PROJECT PROPERTY - IN NEED OF RENOVATION THROUGHOUT *** SCOPE/POTENTIAL TO IMPROVE ***

*** SOUGHT AFTER TREE LINED ROAD *** SOUTH SIDE OF BATH ROAD ***

*** EXCELLENT ACCESS TO AMENITIES & THE BEAUTIFUL TOWN GARDENS ***

*** 2 DOUBLE BEDROOMS *** THREE SEPARATE RECEPTION ROOMS ***

*** BEING SOLD WITH NO ONWARD CHAIN ***

Tenure: Freehold

Parking options: On Street

Garden details: Enclosed Garden, Rear Garden

Electricity supply: Mains

Heating: Electric

Water supply: Mains

Sewerage: Mains



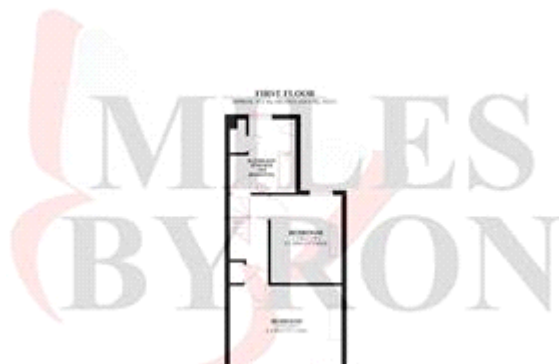
Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, 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/fixings 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. 161 SQ METRES (1743 SQ FEET)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E		
(21-38)	F	37	
(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
 MILES BYRON Real Estate
 MILES BYRON Real Estate, 105 Victoria Road, Old Town, Swindon, Wiltshire. SN1 3BD
 Tel: 01793 200 160 Email: richard@milesbyron.com Website: www.milesbyron.com