



Norton Grove, Old Walcot, Swindon
Offers Over £375,000

A MUST VIEW HOME * AN EXCEPTIONAL, EXTENDED & WELL PRESENTED SEMI DETACHED

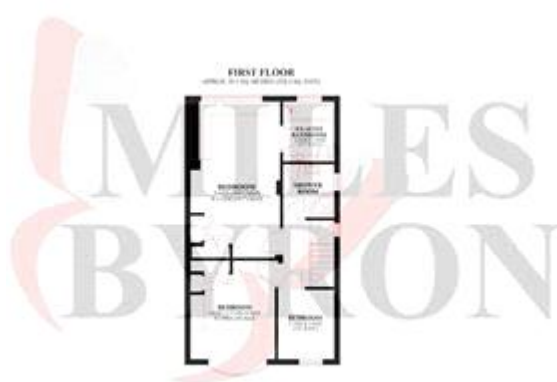
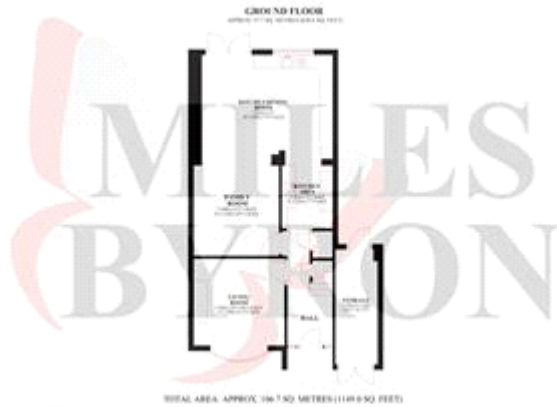
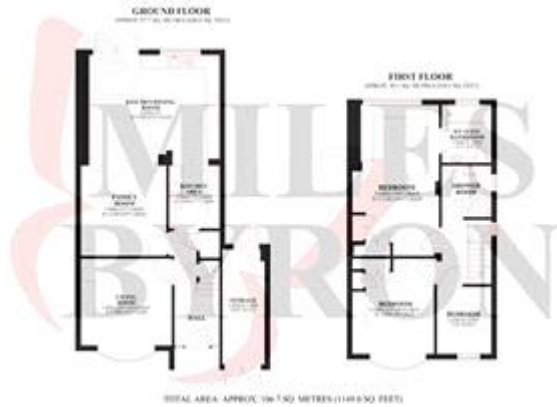
*** A MUST VIEW HOME *** MILES BYRON ARE DELIGHTED TO OFFER 'FOR SALE' THIS EXCEPTIONAL, EXTENDED & WELL PRESENTED SEMI DETACHED FAMILY HOME WHICH HAS BEEN GREATLY IMPROVED BY THE CURRENT HOME OWNERS *** DESIRABLE 'OLD WALCOT' LOCATION * CLOSE PROXIMITY TO BOTH OLD TOWN & THE TOWN CENTRE AS WELL AS QUEENS PARK & GARDENS * A SHORT WALK TO REPUTABLE SCHOOLS & THE RAILWAY STATION * DRIVEWAY PARKING FOR C. 2 - 3 VEHICLES. The beautifully presented & deceptively spacious family sized home which boasts: DECEPTIVELY SPACIOUS & IMPRESSIVE LIVING ACCOMMODATION which is situated over two floors comprising: Entrance hall, living room, a large open plan and very sociable kitchen / breakfast / dining / family space. To the first floor there are 3 BEDROOMS (Two great size doubles and a single) (Main bedroom also includes a spacious en-suite bathroom). There is also an additional shower room. Externally there is a fully enclosed and beautifully tended rear garden. To fully appreciate this outstanding 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, Rear Garden
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains

FAMILY HOME WHICH HAS BEEN GREATLY IMPROVED BY THE CURRENT HOME OWNERS ***
DESIRABLE 'OLD WALCOT' LOCATION * CLOSE PROXIMITY TO BOTH OLD TOWN & THE TOWN
CENTRE | 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-)	A		
(81-91)	B		85
(69-80)	C	74	
(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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