



Kent Road, Old Town, Swindon
Offers Over £300,000

NO CHAIN * CLOSE PROXIMITY TO AMENITIES, REPUTABLE SCHOOLS & THE BEAUTIFUL TOWN

*** VIEWINGS TO COMMENCE FROM:
SATURDAY - 6TH OCTOBER 2025 ***

*** C. 1000 SQ FT / 92 SQ METERS OF
LIVING SPACE *** A MUST VIEW
HOME WITH NO ONWARD CHAIN *
CLOSE PROXIMITY TO AMENITIES,
REPUTABLE SCHOOLS AND A
SHORT STROLL TO THE BEAUTIFUL
TOWN GARDENS * DECEPTIVELY
SPACIOUS & WELL PRESENTED
LIVING ACCOMMODATION BOASTING:
3 DOUBLE BEDROOMS + A FIRST
FLOOR 4-PIECE BATHROOM + A
DOWNSTAIRS W.C.

MILES BYRON are delighted to offer
this ATTRACTIVE red brick, bay front,
Victorian built terraced home which is
located within a short walk to
amenities. The living accommodation
briefly comprises: entrance porch,
entrance hall, a spacious dual aspect
& open plan living/dining room, a
kitchen/breakfast room + a cloakroom /
W.C. To the first floor there are three
bedrooms and a bathroom. Externally
there is A SOUTH, WESTERLY
FACING rear garden with double gated
access and doubling up as off street
parking. To fully appreciate this
delightful property, we would highly
recommended confirming an
appointment to VIEW AS SOON AS
POSSIBLE.

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

GARDENS * DECEPTIVELY SPACIOUS & WELL PRESENTED LIVING ACCOMMODATION BOASTING:
3 DOUBLE BEDROOMS + A FIRST FLOOR 4-PIECE BATHROOM + A DOWNSTAIRS W.C. + OFF
STREET PARKING | Freehold



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. 23.8 SQ. METRES (256 SQ. FEET)



TOTAL AREA: APPROX. 23.8 SQ. METRES (256 SQ. FEET)



TOTAL AREA: APPROX. 23.8 SQ. METRES (256 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
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