



Swallowfield Avenue, Old Walcot
£285,000

*** NO ONWARD CHAIN*** AN EXCEPTIONAL 2 BEDROOM SEMI DETACHED HOME WHICH HAS

VIEWINGS TO COMMENCE FROM:
FRIDAY 8TH AUGUST 2025 ***

*** NO ONWARD CHAIN*** A MUST
VIEW HOME *** AN EXCEPTIONAL
SEMI DETACHED HOME WHICH HAS
BEEN EXTENDED TO THE GROUND
FLOOR & STYLISHLY PRESENTED
THROUGHOUT. LOCATED WITHIN
THE DESIRABLE OLD WALCOT AREA
OF SWINDON *** A WESTERLY
FACING & WELL TENDED REAR
GARDEN WITH DECKING AREA,
DRIVEWAY PARKING TO THE FRONT
ASPECT FOR C. 3 VEHICLES +
GARAGE. THIS DECEPTIVELY
SPACIOUS HOME PROVIDES THE
FOLLOWING LIVING
ACCOMMODATION: ENTRANCE
PORCH, DINING ROOM, LIVING
ROOM WHICH CAN BE FOUND OPEN
PLAN TO THE KITCHEN/BREAKFAST
ROOM. TO THE FIRST FLOOR THERE
ARE 2 SPACIOUS DOUBLE
BEDROOMS & A MODERN & STYLISH
WET/SHOWER ROOM***

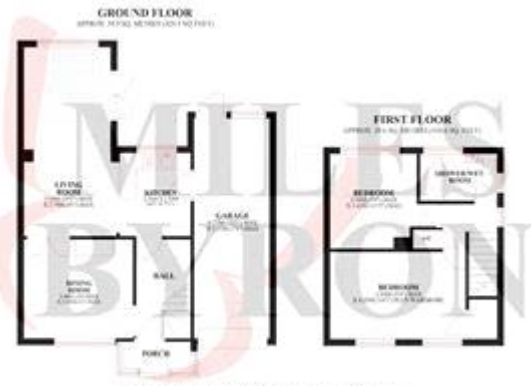
Location: Old Walcot - Close proximity
to amenities, Old Town & the Town
Centre, reputable schools, the railway
station and Queens Park & Gardens

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

BEEN EXTENDED TO THE GROUND FLOOR & STYLISHLY PRESENTED THROUGHOUT. LOCATED
WITHIN THE DESIRABLE OLD WALCOT AREA OF SWINDON *** A WESTERLY FACING REAR
GARDEN, DRIVEWAY + GARAGE | 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.



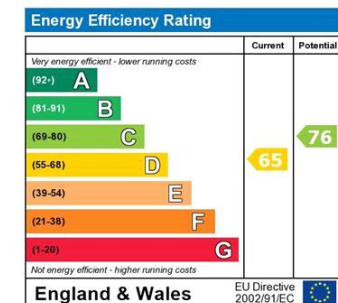
TOTAL AREA: APPROX. 69.5 SQ. METRES (748.2 SQ. FEET)

GROUND FLOOR
APPROX. 69.5 SQ. METRES (748.2 SQ. FEET)



TOTAL AREA: APPROX. 69.5 SQ. METRES (748.2 SQ. FEET)

FIRST FLOOR
APPROX. 69.5 SQ. METRES (748.2 SQ. FEET)



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