



## GODDARD AVENUE, OLD TOWN, SWINDON

**SOLD STC**

**£585,000** Freehold

MILES BYRON are delighted to offer 'For Sale' this stunningly presented & EXTENDED, Victorian built, terraced family home. Located along one of Old Towns most desirable 'Tree Lined' roads. This property provides exceptional access to amenities, local & reputable schooling and & the Town Gardens

MILES BYRON are delighted to offer 'For Sale' this stunningly presented & EXTENDED, Victorian built, terraced family home boasting: 4 DOUBLE BEDROOMS & 3 RECEPTION ROOMS. Located along one of Old Towns most desirable 'Tree Lined' roads. This property provides exceptional access to amenities, local reputable schooling and the Town Gardens can also be found within a short walk. This very attractive and substantial in size property offers three separate floors which boasts impressive living accommodation which in turn is perfect for those with a large family or simply those who enjoy and desire the larger property to host and entertain. You will find that the current owners have greatly improved, enhanced and maintained the property over recent years of which has been sympathetically modernised but still retains some of its original charm and character. This outstanding property benefits from an extended 'open plan' kitchen/dining/family space with underfloor heating, separate utility room and access to a cloakroom/W.C. In addition, there are also large, bi-folding doors which lead to a professionally landscaped, well tended and fully enclosed SOUTH WESTERLY facing rear garden with the addition and benefit of a large garage/workshop + an attached games/garden room to the very end of the garden. There is also an additional hard-standing area which can be found directly in front of the garage which offers an additional off street parking space. Other attributes to this amazing property include: a first floor, modern 4-piece bathroom, plus 3 of the 4 bedrooms and to the ground floor there is a spacious living room with an attractive & exposed red brick fireplace and a separate snug/play room. To the second floor there is an impressive main bedroom with a modern en-suite shower room.

To fully appreciate the 'homely feel' as well as the positive and welcoming vibes, we would highly recommend contacting MILES BYRON to arrange your VIEWING AS SOON AS POSSIBLE!

Tenure: Freehold

Parking options: Garage, Off Street

Garden details: Enclosed Garden, Rear Garden

Electricity supply: Mains

Heating: Gas Mains

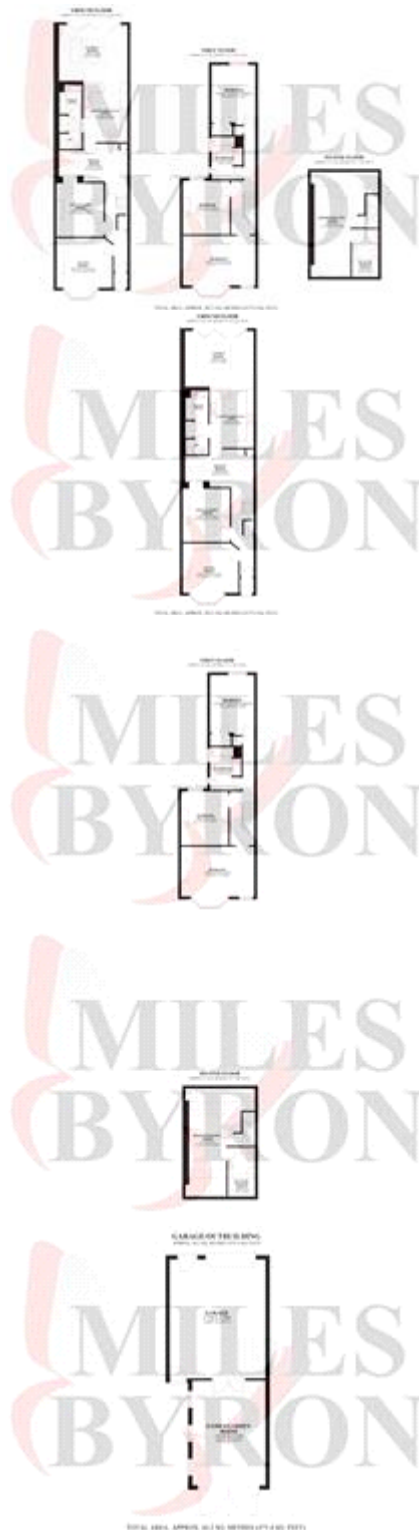
Water supply: Mains

Sewerage: Mains



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	77
(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.		



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.