



Dumbarton Terrace, Old Town, Swindon
£270,000

An EXCEPTIONAL 2 DOUBLE BEDROOM (FORMER 3 BEDROOM) HOME WITH THE ADDED BENEFIT

*** ONE OF THE MOST STUNNINGLY PRESENTED TWO BEDROOM HOMES IN OLD TOWN WE HAVE HAD THE PLEASURE IN MARKETING IN 2025 ***

*** THE PERFECT FIRST-TIME PURCHASE *** MANY PERIOD FEATURES, CHARM & CHARACTER WITH A TWIST OF MODERN & LOVING ENHANCEMENTS ***

*** C. 1000 SQ FT / 94 SQ METERS OF LIVING SPACE ***

*** A MUST VIEW HOME *** MILES BYRON are delighted to offer For Sale this EXCEPTIONAL 2 DOUBLE BEDROOM (FORMER 3 BEDROOM) HOME WITH THE ADDED BENEFIT FROM HAVING BOTH A DOWNSTAIRS CLOAKROOM/W.C. & A SPACIOUS FIRST FLOOR 4-PIECE BATHROOM SUITE INCLUDING A ROLL TOP BATH. The deceptively spacious and impressive living accommodation briefly comprises: Entrance hall, 2 SPACIOUS RECEPTION ROOMS, a beautiful kitchen with solid oak work tops, separate utility room and cloakroom / W.C. Externally there is a fully enclosed and low in maintenance rear garden which boasts a SOUTH FACING ASPECT. The property provides convenient access to amenities, reputable schools as well as a short stroll to the beautiful Town Gardens.

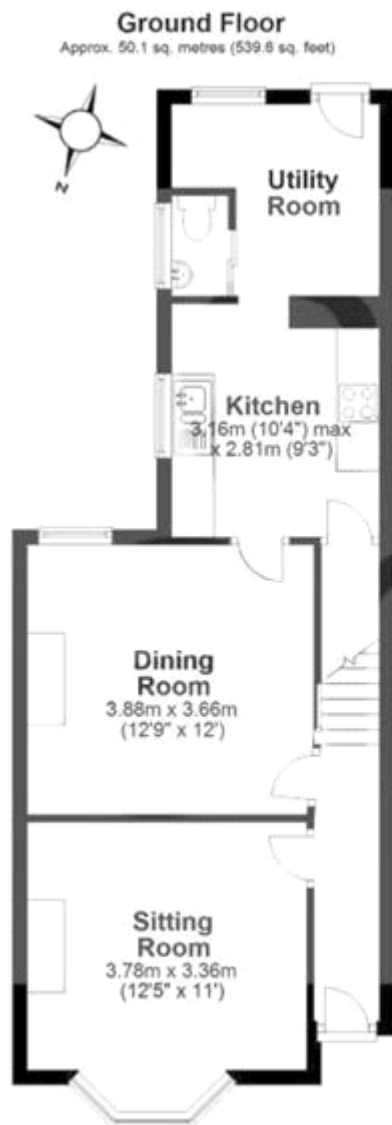
Tenure: Freehold
Parking options: On Street
Garden details: Enclosed Garden, Rear Garden
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains

FROM HAVING BOTH A DOWNSTAIRS CLOAKROOM/W.C. & A SPACIOUS FIRST FLOOR 4-PIECE BATHROOM SUITE INCLUDING A ROLL TOP BATH. Externally there is a SOUTH FACING rear garden. |

Freehold **SOLD STC**



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. 93.9 sq. metres (1010.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D	60	
(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.