



Shipton Grove, Old Walcot, Swindon
£495,000

5 BEDROOMS * POSSIBLY ONE OF THE MOST STYLISHLY PRESENTED HOMES IN THE LOCAL

*** HIGH SPECIFICATION - 5 BEDROOMS *** POSSIBLY ONE OF THE MOST STYLISHLY PRESENTED HOMES IN THE LOCAL AREA *** THE EXCEPTIONAL & DECEPTIVELY SPACIOUS LIVING ACCOMMODATION IS SITUATED OVER TWO FLOORS AND IS POSITIONED ON A CORNER PLOT BOASTING: DRIVEWAY PARKING FOR 2-3 VEHICLES AND A PROFESSIONALLY LANDSCAPED, WESTERLY FACING REAR GARDEN + AN IMPRESSIVE OUTBUILDING WHICH CAN BE USED AS A GYM OR A HOME OFFICE

MILES BYRON ARE DELIGHTED TO OFFER 'FOR SALE' THIS EXTENDED & STUNNINGLY PRESENTED SEMI DETACHED FAMILY HOME WHICH HAS BEEN GREATLY IMPROVED BY THE CURRENT OWNERS * DESIRABLE LOCATION & CLOSE PROXIMITY TO BOTH OLD TOWN & THE TOWN CENTRE AS WELL AS QUEENS PARK & GARDENS * A SHORT WALK TO LOCAL REPUTABLE SCHOOLS & THE RAILWAY STATION *

This STUNNING home comprises: Entrance hall, downstairs cloakroom/W.C., a large living/dining room, a large open plan and very sociable kitchen / breakfast room with island. To the first floor there are 5 BEDROOMS, en-suite to the main bedroom & a modern and a stylish family bathroom. Externally there is a fully enclosed rear garden which provides the perfect space for alfresco dining & entertaining throughout the seasonal months.

To fully appreciate this outstanding home, MILES BYRON would highly recommend confirming your appointment to VIEW AS SOON AS POSSIBLE!

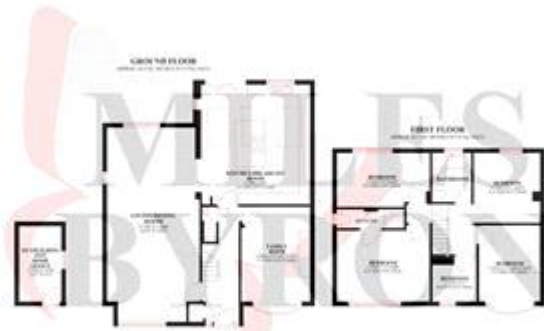
Tenure: Freehold
Parking options: Driveway, Off Street

AREA " THE EXCEPTIONAL & DECEPTIVELY SPACIOUS LIVING ACCOMMODATION IS SITUATED OVER TWO FLOORS AND IS POSITIONED ON A CORNER PLOT BOASTING: DRIVEWAY PARKING FOR 2-3 VEHICLES | Freehold **SOLD STC**

Garden details: Enclosed Garden,
Rear Garden
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains



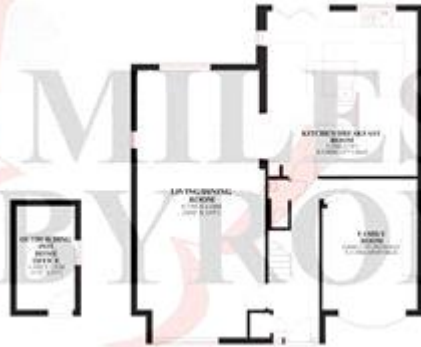
Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, 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. 147.2 SQ. METERS (1584.8 SQ. FEET)

GROUND FLOOR

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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	74	77
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.