



**Upham Road, Old Walcot, Swindon**  
**Offers Over £370,000**

A FULLY RENOVATED 4 BEDROOM SEMI DETACHED FAMILY HOME WHICH OFFERS VERSATILE

LIVING ACCOMMODATION \* CLOSE PROXIMITY TO BOTH OLD TOWN & THE TOWN CENTRE AS WELL AS QUEENS PARK \*\*\* A SHORT WALK TO REPUTABLE SCHOOLS & THE RAILWAY STATION \*

DRIVEWAY PARKING | Freehold **SOLD STC**

\*\*\* 'SHOW HOME' CONDITION & PRESENTATION- READY TO MOVE INTO \*\*\* POSSIBLY ONE OF THE MOST IMPRESSIVE - 4 BEDROOM SEMI DETACHED HOMES LOCATED WITHIN THE 'OLD WALCOT' AREA OF SWINDON \*\*\*

MILES BYRON ARE DELIGHTED TO OFFER 'FOR SALE' THIS STUNNINGLY PRESENTED & FULLY RENOVATED 4 BEDROOM SEMI DETACHED FAMILY HOME WHICH OFFERS VERSATILE LIVING ACCOMMODATION \* DESIRABLE LOCATION & CLOSE PROXIMITY TO BOTH OLD TOWN & THE TOWN CENTRE AS WELL AS QUEENS PARK & GARDENS \* A SHORT WALK TO REPUTABLE SCHOOLS & THE RAILWAY STATION \* DRIVEWAY PARKING FOR C.2 VEHICLES, CAR PORT + THE SPACE TO BUILD A GARAGE TO THE SIDE/REAR ASPECT (S.T.P.P.) The beautifully presented & deceptively spacious family sized home is situated over two floors comprising: Entrance hall, modern kitchen, dining room, living room, 4th Bedroom / Home Office & Utility/ W.C. To the first floor there are 3 DOUBLE BEDROOMS, a spacious bathroom. Externally there is a fully enclosed rear garden boasting: a SOUTH EASTERLY facing aspect with gates providing side access. To fully appreciate this exceptional home, MILES BYRON would highly recommend confirming your appointment to VIEW AS SOON AS POSSIBLE!

Tenure: Freehold

Parking options: Driveway, Off Street

Garden details: Enclosed Garden, Rear Garden

Electricity supply: Mains

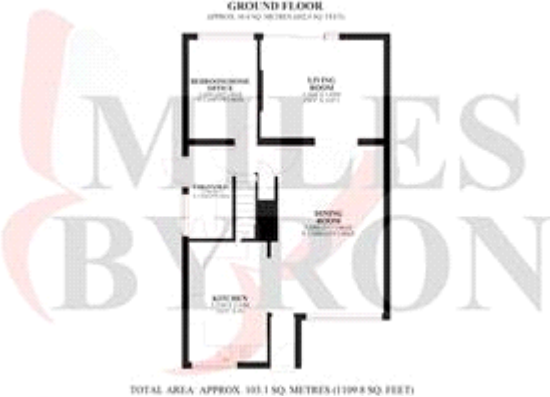
Heating: Gas Mains

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	73
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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