



**Woodside Avenue, Old Walcot, Swindon**  
**£425,000**

NO ONWARD CHAIN \*\*\* A WELL PRESENTED & EXTENDED SEMI DETACHED FAMILY SIZED HOME

**BOASTING: 5 BEDROOMS, EN-SUITE SHOWER ROOM, FIRST FLOOR BATHROOM & A DOWNSTAIRS W.C., AN EXTENDED KITCHEN/BREAKFAST ROOM, UTILITY AREA, A SPACIOUS OPEN PLAN LIVING/FAMILY ROOM | Freehold **SOLD STC****

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\*\*\* THIS DELIGHTFUL PROPERTY OFFERS SPACIOUS LIVING ACCOMMODATION WHICH CAN BE FOUND SITUATED OVER TWO FLOORS AND IS POSITIONED ON A GENEROUS SIZE PLOT \*\*\* ATTRIBUTES INCLUDE: DRIVEWAY PARKING FOR 2-3 VEHICLES, A GARAGE AND A WESTERLY FACING REAR GARDEN WHICH IN TURN PROVIDES A HIGH DEGREE OF PRIVACY.

SITUATED ALONG A DESIRABLE & QUIET ROAD IN OLD WALCOT & WITHIN 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 \*

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

Council Tax Band: C (Swindon Borough Council)  
Tenure: Freehold  
Parking options: Driveway, Garage, Off Street  
Garden details: Enclosed Garden, Private 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. 263.20 METRES (2822.20 SQ FEET)

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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		
	75	80
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.



Viewing by appointment only  
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