



## **NORTON GROVE, OLD WALCOT, SWINDON**

**SOLD STC**

**GUIDE PRICE £350,000** Freehold

DESIRABLE 'OLD WALCOT' 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 \* DRIVEWAY PARKING FOR C.2/3 VEHICLES + A LARGE, DETACHED GARAGE.

\*\*\* A MUST VIEW HOME \*\*\* MILES BYRON ARE DELIGHTED TO OFFER 'FOR SALE' THIS STYLISHLY PRESENTED & EXTENDED SEMI DETACHED FAMILY HOME WHICH HAS BEEN GREATLY IMPROVED OVER RECENT YEARS. DESIRABLE 'OLD WALCOT' 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 \* DRIVEWAY PARKING FOR C.2/3 VEHICLES + A LARGE, DETACHED GARAGE. The living space comprises: Entrance Porch, entrance hall, a good size living/family room, a spacious open plan kitchen/dining room, separate utility room + a downstairs W.C. To the first floor there are 3 BEDROOMS (Two good size doubles and a single) + a modern bathroom. Externally there is a generous in size & fully enclosed & private rear garden boasting a SOUTH FACING ASPECT. To fully appreciate this delightful 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

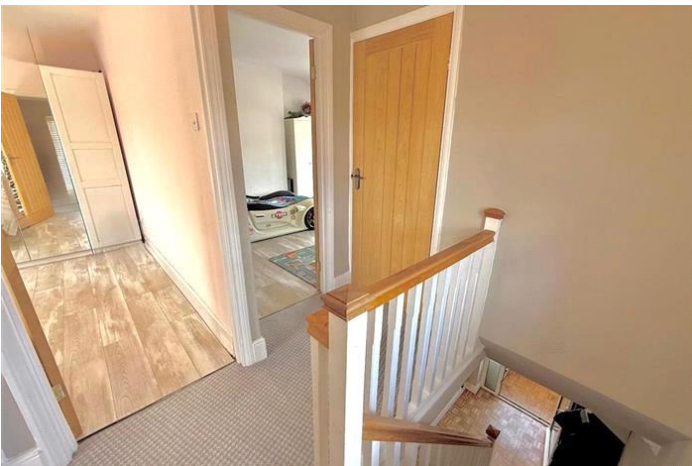
Garden details: Enclosed Garden, Private Garden, Rear Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

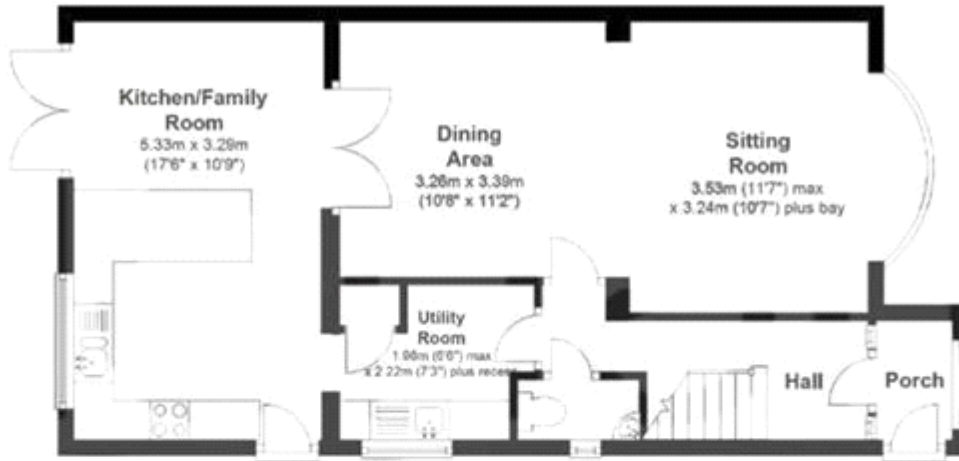
Sewerage: Mains



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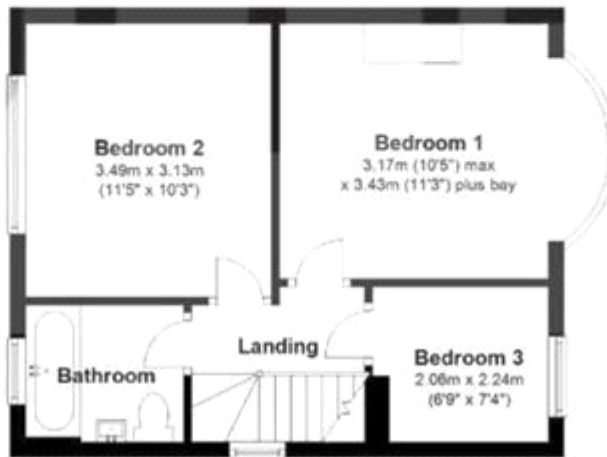
## Ground Floor

Approx. 56.0 sq. metres (602.5 sq. feet)



## First Floor

Approx. 35.9 sq. metres (386.5 sq. feet)



Total area: approx. 91.9 sq. metres (989.1 sq. feet)



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.