



GROSVENOR ROAD, OLD TOWN, SWINDON

£385,000 Freehold

C.1000 SQ FT / 94 SQ METERS of Impressive, sociable & stylish living accommodation briefly comprising: Entrance hall, cloakroom/ W.C., an open plan living space comprising: a main living area + dining/kitchen/breakfast, separate utility room. C. 150ft rear garden which boasts a south facing aspect

*** ALL VIEWINGS TO COMMENCE FROM: TUESDAY 10TH MARCH ***

*** A MUST VIEW HOME *** An exceptional & EXTENDED semi detached family home located within the desirable Old Town area of Swindon boasting: 3 BEDROOMS (2 DOUBLES & 1 SINGLE), A FIRST FLOOR BATHROOM + A DOWNSTAIRS CLOAKROOM/W.C. This STUNNING home has been greatly improved by the current homeowners to a high specification.

C.1000 SQ FT / 94 SQ METERS of Impressive, sociable & stylish living accommodation briefly comprising: Entrance hall with the original quarry tiled flooring, cloakroom/ W.C., an open plan living space comprising: a main living area + dining/kitchen/breakfast, separate utility room and a large bi-fold door providing access to a large in length (Approximately 150ft) SOUTH EASTERLY facing rear garden. This delightful home also offers far reaching & enjoyable views over parts of Swindon due to its elevated position and plot.

MILES BYRON would highly recommend confirming your appointment to VIEW AS SOON AS POSSIBLE.

Agents Note: Motivated Sellers: The homeowners have successfully found a property they wish to purchase which has the added benefit of being chain free.

Council Tax Band: C (Swindon Borough Council)

Tenure: Freehold

Parking options: On Street

Garden details: Enclosed Garden, Front Garden, Rear Garden

Electricity supply: Mains

Heating: Gas Mains

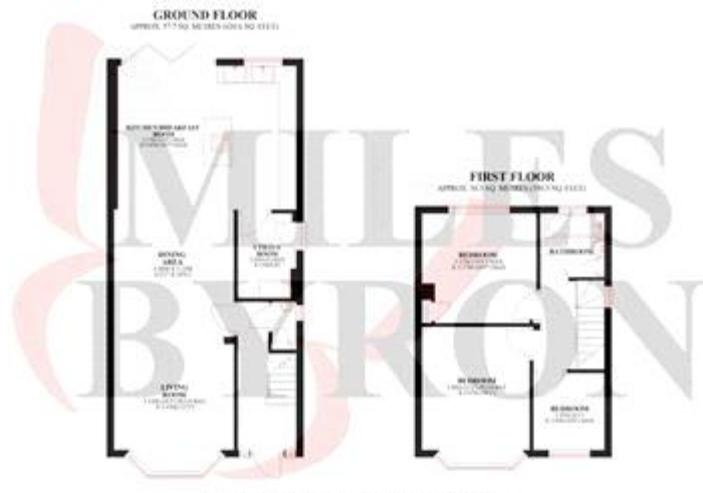
Water supply: Mains

Sewerage: Mains



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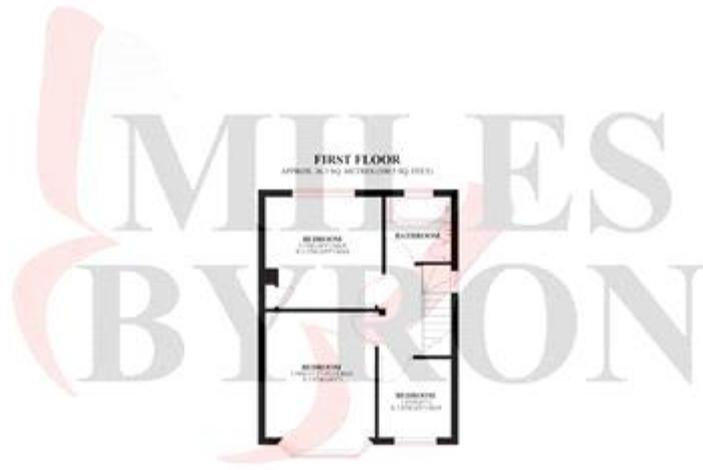
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TOTAL AREA: APPROX. 91.9 SQ. METRES (1011.1 SQ. FEET)



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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			
		66	81

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.



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/fitments 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.