



**MILES
BYRON**

Western Street, Old Town, Swindon
Guide Price £250,000

Sought After Location * Close Proximity To Amenities, reputable schools and within a short walk to the

*** 1100 SQ FT / 101 SQ METERS OF
IMPRESSIVE & DECEPTIVELY
SPACIOUS LIVING ACCOMMODATION
+ CELLAR SPACE ***

*** A MUST VIEW HOME *** Sought
After Old Town Location *** Close
Proximity To Amenities, reputable
schools and within a short walk to the
beautiful Town Gardens *** Attributes
include: 3 DOUBLE BEDROOMS *** A
GROUND FLOOR BATHROOM + A
FIRST FLOOR SHOWER ROOM WITH
W.C. *** ACCESS TO A SMALL
CELLAR SPACE (IDEAL FOR
ADDITIONAL STORAGE) *** TWO
RECEPTION ROOMS *** MODERN,
STYLISH & SOCIABLE OPEN PLAN
KITCHEN / DINING ROOM *** A
SEPARATE UTILITY/LOBBY AREA *** A
MODERN FITTED CENTRAL HEATING
BOILER *** NEWLY FITTED CARPETS
*** A PRIVATE & LOW IN
MAINTENANCE REAR GARDEN
PROVIDING A HIGH DEGREE OF
PRIVACY ***

Council Tax Band: B (Swindon
Borough Council)
Tenure: Freehold
Garden details: Enclosed Garden,
Private Garden, Rear Garden
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains

Beautiful Town Gardens ~ Attributes include: 3 DOUBLE BEDROOMS ~ A GROUND FLOOR BATHROOM
+ A FIRST FLOOR SHOWER ROOM WITH W.C. * ACCESS TO A CELLAR | Freehold **SOLD STC**

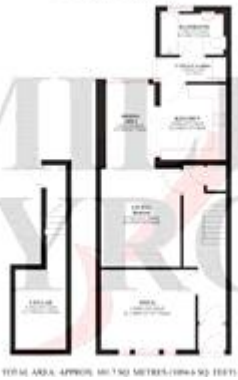


Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, 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. 1017 SQ METRES (10963 SQ FEET)

GROUND FLOOR



TOTAL AREA APPROX. 1017 SQ METRES (10963 SQ FEET)

FIRST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-) A		
(81-91) B		87
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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