



**Evelyn Street, Old Town, Swindon**  
**Guide Price £350,000**

STYLISH LIVING ACC. SITUATED OVER THREE FLOORS \* ENTRANCE HALLWAY, A DUAL ASPECT,

\*\*\* VIEWINGS TO COMMENCE FROM:  
SATURDAY 9TH MAY \*\*\*

\*\*\* STYLISHLY PRESENTED  
THROUGHOUT \*\*\* DECEPTIVELY  
SPACIOUS LIVING ACCOMMODATION  
SITUATED OVER THREE FLOORS \*\*\*  
ENTRANCE HALLWAY, A DUAL  
ASPECT, OPEN PLAN LIVING/DINING  
ROOM, KITCHEN/BREAKFAST ROOM,  
UTILITY AREA & CLOAKROOM/W.C., 3  
BEDROOMS (ATTIC BEDROOM WITH  
EN-SUITE SHOWER ROOM) \*\*\* A  
STUNNING & LARGE FIRST FLOOR  
BATHROOM \*\*\* SOUTH EASTERLY  
FACING REAR GARDEN \*\*\* A LARGE  
GARAGE/WORKSHOP \*\*\*

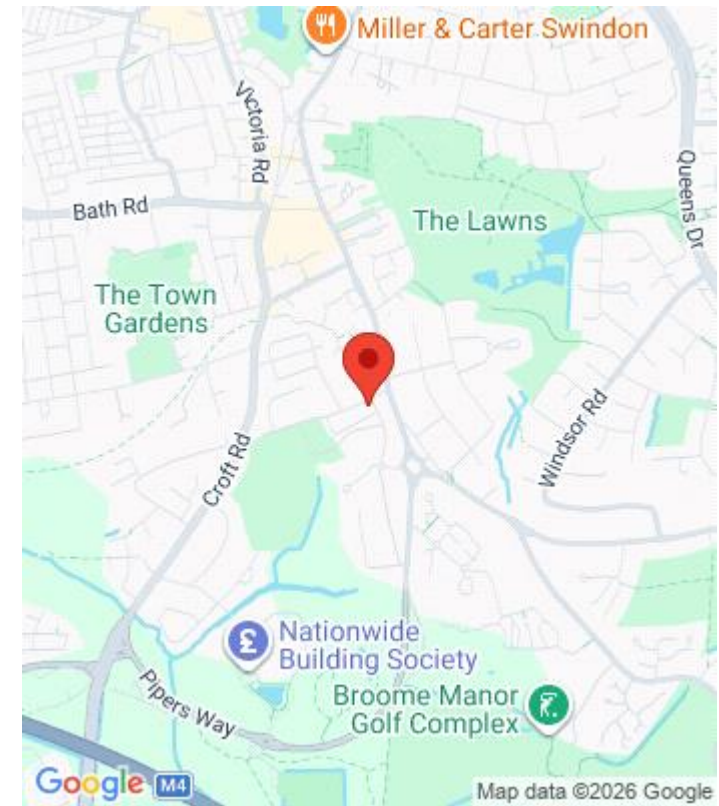
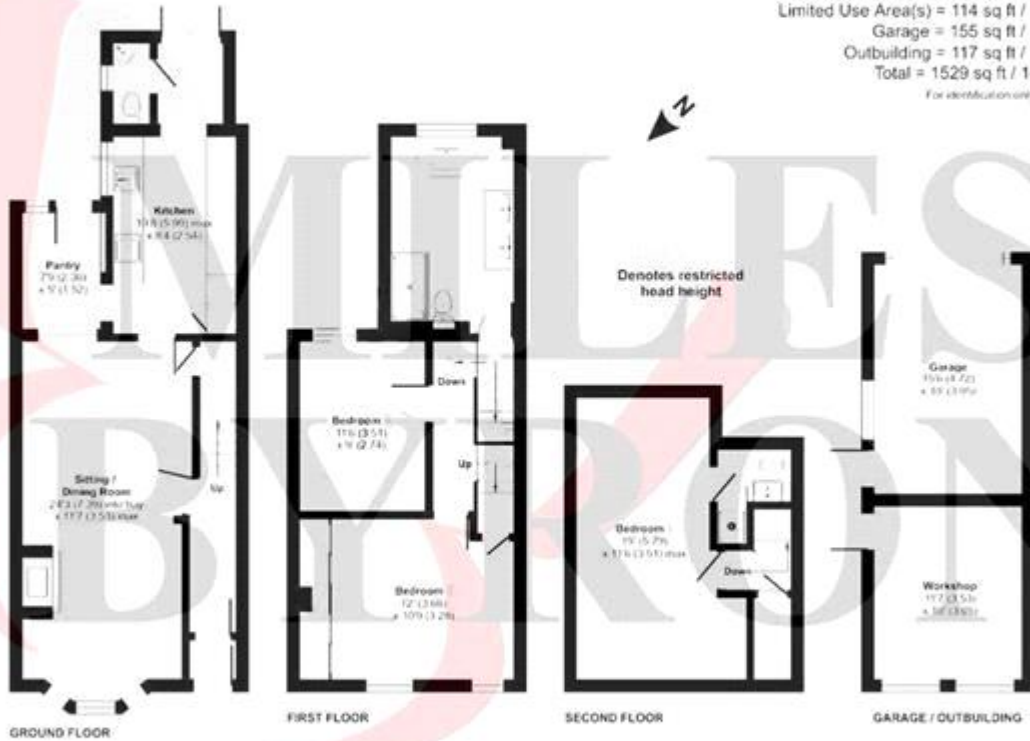
MILES BYRON are delighted to offer  
For Sale this attractive bay front,  
Victorian built terraced home located  
along a desirable road in Old Town  
(Just off Marlborough Road). Offering  
excellent access to amenities,  
reputable schools and superb access  
to major road links such as Junction  
15 of the M4 Motorway & the Great  
Western Hospital. Viewing is highly  
recommended.

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

OPEN PLAN LIVING/DINING ROOM, KITCHEN/BREAKFAST ROOM, UTILITY AREA &  
CLOAKROOM/W.C., 3 BEDROOMS EN-SUITE SHOWER ROOM) \* A LARGE FIRST FLOOR  
BATHROOM \* SOUTH FACING R.GARDEN | Freehold



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-)	A		
(81-91)	B		85
(69-80)	C	71	
(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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