



**MILES  
BYRON**

**Ashford Road, Old Town, Swindon**  
**£325,000**

C.1300 SQ FT/124 SQ METERS OF LIVING SPACE - A beautifully presented SEMI DETACHED &

\*\*\* VIEWINGS TO COMMENCE FROM:  
MONDAY 27TH APRIL \*\*\*

IN EXCESS OF 1300 SQ FT / 124 SQ  
METERS OF LIVING  
ACCOMMODATION

MILES BYRON are delighted to offer  
For Sale this beautifully presented  
SEMI DETACHED & EXTENDED  
FAMILY SIZED HOME situated over  
three floors and located within the  
desirable Old Town area. Attributes  
include: DOWNSTAIRS W.C., AN  
EXTENDED KITCHEN/BREAKFAST  
ROOM, 3 DOUBLE BEDROOMS & A  
LARGE & IMPRESSIVE FIRST FLOOR  
BATHROOM.

Attributes include: UPVC DOUBLE  
GLAZING & GAS RADIATOR CENTRAL  
HEATING.

THIS PROPERTY ALSO BENEFITS  
FROM HAVING THE ORIGINAL TILED  
FLOORING THROUGHOUT THE  
ENTRANCE HALL

Conveniently located within close  
proximity to amenities, reputable  
schools and the Town Gardens.  
Externally the property has a fully  
enclosed and well tended rear garden  
boasting a PRIVATE & WESTERLY  
FACING ASPECT.

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

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

**EXTENDED FAMILY SIZED HOME** and located within the desirable Old Town area. Attributes include: 3  
**DOUBLE BEDROOMS + A LARGE & IMPRESSIVE BATHROOM | Freehold**

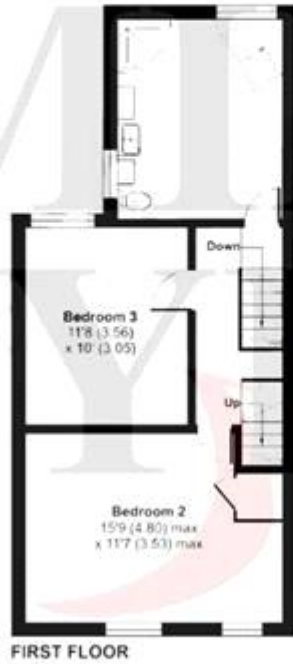






Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors,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





Approximate Area = 1338 sq ft / 124.3 sq m  
 Limited Use Area(s) = 32 sq ft / 2.9 sq m  
 Total = 1370 sq ft / 127.2 sq m

For identification only - Not to scale

Denotes restricted head height



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	84
(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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