



**MILES  
BYRON**  
(01793) 200160  
MILESBYRON.COM  
**FOR SALE**



**Walsingham Road, Walcot, Swindon**  
**Offers Over £240,000**

NO ONWARD CHAIN \* 3 BEDROOMS, a first floor bathroom /separate W.C., a spacious living/dining room

\*\*\* ALL VIEWINGS TO COMMENCE  
FROM: WEDNESDAY: 13TH MAY \*\*\*

\*\*\* The Perfect First-Time Purchase \*\*\*  
Offered For Sale with NO ONWARD  
CHAIN \*\*\*

MILES BYRON are delighted to be marketing this mid-terrace home which is located within the Walcot area of Swindon. This property boasts: 3 GOOD SIZE BEDROOMS, a first floor bathroom /separate W.C., a spacious living/dining room and a kitchen + breakfast/utility room. Externally there is a well tended and fully enclosed rear garden which in turn offers a SOUTH WESTERLY ASPECT.

The property also offers: POTENTIAL OFF STREET/DRIVEWAY PARKING to be added to the front aspect (S.T.P.P). (Currently a front garden).

AGENTS NOTE: This Property Is Non-Traditional Construction (Laing Easi-Form / Unity Build). However, is mortgageable through a variety of High Street lenders. For further information, please do not hesitate to contact us or speak to your chosen/appointed mortgage advisor.

This delightful property offers excellent access to amenities such as Greenbridge Retail Park and is located within close proximity to Coate Water Country Park. In addition, the property also provides excellent access to major road links such as the A420, A419, A417, Junction 15 Of The Motorway & the Great Western Hospital.

Council Tax Band: B (Swindon Borough Council)  
Tenure: Freehold  
Parking options: On Street  
Garden details: Enclosed Garden, Front Garden, Rear Garden

and a kitchen + breakfast/utility room. Externally there is a well tended and fully enclosed rear garden which in turn offers a SOUTH WESTERLY ASPECT | Freehold

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains



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/fixings 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.



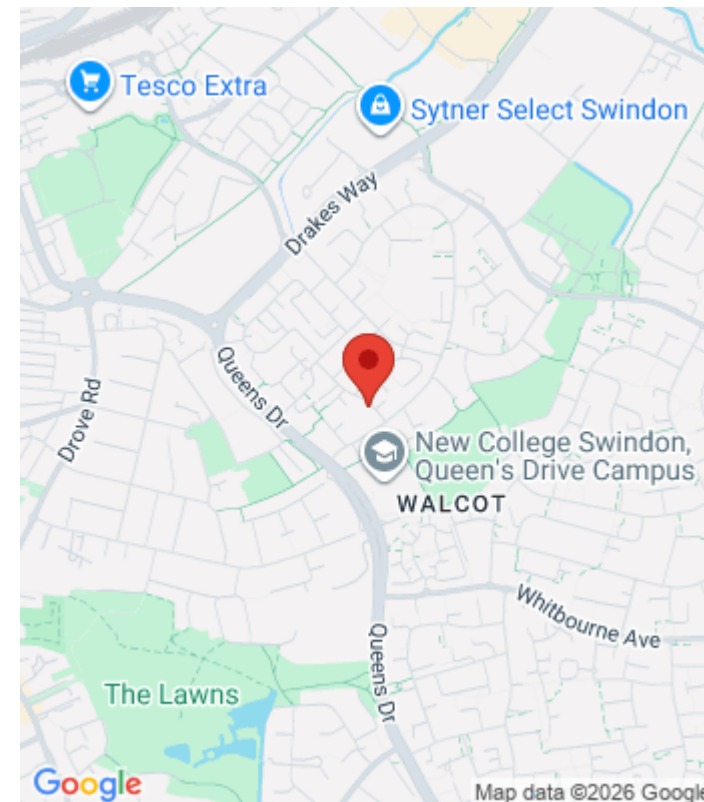
TOTAL AREA: APPROX. 79.1 SQ. METRES (851.5 SQ. FEET)

**GROUND FLOOR**  
APPROX. 39.6 SQ. METRES (425.7 SQ. FEET)



TOTAL AREA: APPROX. 79.1 SQ. METRES (851.5 SQ. FEET)

**FIRST FLOOR**  
APPROX. 39.6 SQ. METRES (425.7 SQ. FEET)



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