



**Osborne Street, Ferndale Area, Swindon**  
**Guide Price £220,000**

NO ONWARD CHAIN \* The PERFECT FIRST-TIME PURCHASE \* A recently REFURBISHED 2 DOUBLE

\*\*\* Viewings to commence from:  
Saturday 16th May \*\*\*

\*\*\* Offered For Sale with NO ONWARD  
CHAIN \*\*\*

The PERFECT FIRST-TIME  
PURCHASE - MILES BYRON are  
delighted to market this recently  
REFURBISHED & stylishly presented 2  
DOUBLE BEDROOM terraced home  
located within the Ferndale area of  
Swindon.

Conveniently located within close  
proximity to amenities, the railway  
station, the Town Centre and Swindon  
College. Other attributes include: A  
DETACHED GARAGE,  
kitchen/breakfast room, ample storage  
space, CONSERVATORY + A  
DOWNSTAIRS W.C. + A FIRST FLOOR  
SHOWER ROOM/W.C..

To fully appreciate this delightful and  
READY TO MOVE INTO HOME, MILES  
BYRON would highly recommend  
confirming your appointment to VIEW  
AS SOON AS POSSIBLE.

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

**BEDROOM terraced home located within the Ferndale area of Swindon. attributes include: A DETACHED  
GARAGE, downstairs W.C. + A first floor shower room/W.C | Freehold**



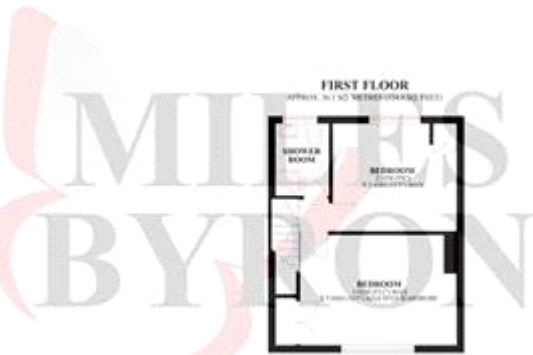
Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors,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



TOTAL AREA: APPROX. 66.0 SQ. METRES (711.9 SQ. FEET)



TOTAL AREA: APPROX. 66.4 SQ. METRES (711.9 SQ. FEET)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	62	
(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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