



Lethbridge Road, Old Town, Swindon
£325,000

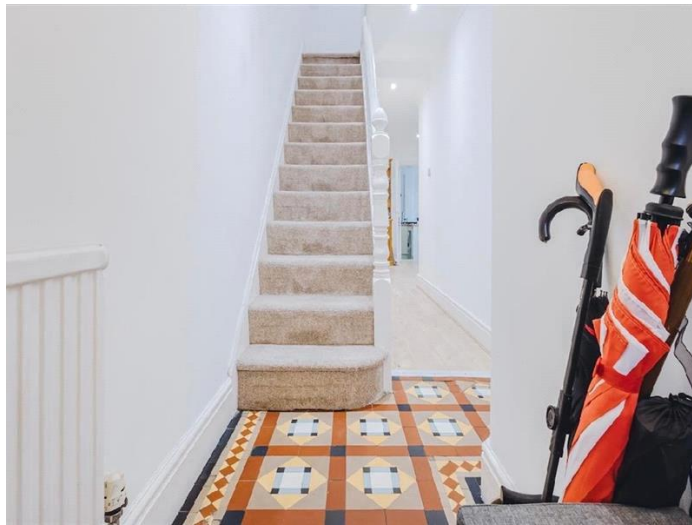
C. 1200 SQ FT / 110 SQ METERS + LOFT SPACE WITH FURTHER POTENTIAL * SOUTH FACING

*** VIEWINGS TO COMMENCE FROM:
WEDNESDAY 8TH JULY ***

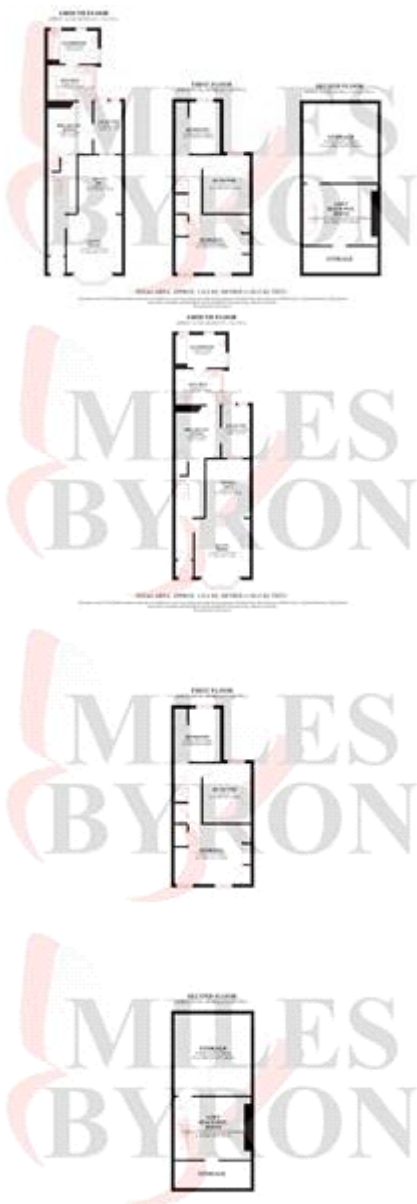
C. 1200 SQ FT / 110 SQ METERS +
LOFT SPACE WITH FURTHER
POTENTIAL *** SOUTH FACING REAR
GARDEN *** Being SOLD with NO
ONWARD CHAIN! -
SCOPE/POTENTIAL TO IMPROVE
EVEN FURTHER - LOCATED WITHIN
THE 'SOUTH SIDE OF BATH ROAD' - A
'STONES THROW / A SHORT WALK
TO THE BEAUTIFUL TOWN
GARDENS, AMENITIES & LOCAL,
REPUTABLE SCHOOLS CAN ALSO
BE FOUND ON THE 'DOOR STEP'.
This traditional Victorian built bay front
terraced property offers deceptively
spacious living accommodation
comprises: Entrance porch, entrance
hall, living/dining room,
breakfast/family room, kitchen, lean-
to/utility area & bathroom. To the first
floor there are 3 GENEROUS SIZE
BEDROOMS + ACCESS TO A VERY
USEFUL LOFT SPACE WHICH LENDS
ITSELF TO BE A POTENTIAL 4TH
BEDROOM (S.T.P.P.). To fully
appreciate the delightful property,
MILES BYRON would highly
recommend confirming an
appointment to VIEW AS SOON AS
POSSIBLE!

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

REAR GARDEN " NO ONWARD CHAIN! - SCOPE/POTENTIAL TO IMPROVE - LOCATED WITHIN THE
'SOUTH SIDE OF BATH ROAD' - A 'STONES THROW / A SHORT WALK TO THE BEAUTIFUL TOWN
GARDENS | 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/fitings 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		
(69-80) C		
(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
MILES BYRON Real Estate
 MILES BYRON Real Estate, 105 Victoria Road, Old Town, Swindon, Wiltshire. SN1 3BD
 Tel: 01793 200 160 Email: richard@milesbyron.com Website: www.milesbyron.com