



Lakeside, Old Town, Swindon
Offers Over £500,000

A SEMI DETACHED family home which boasts three floors of living accommodation and 4 BEDROOMS, A

LAKESIDE: ONE OF THE MOST SOUGHT AFTER RESIDENTIAL AREAS TO LIVE - WITHIN THE OLD TOWN AREA

MILES BYRON are delighted to offer 'For Sale' this EXCEPTIONAL & EXTREMELY WELL PRESENTED, SEMI DETACHED family home which boasts three floors of living accommodation and 4 BEDROOMS, A MODERN & STYLISH FIRST FLOOR BATHROOM, DOWNSTAIRS CLOAKROOM/W.C./SHOWER ROOM, TWO RECEPTION ROOMS, A MODERN & STYLISH KITCHEN + UTILITY. This outstanding home provides convenient access to amenities, major road links such as Junction 15 of the M4 Motorway, the Great Western Hospital, large corporate companies are also located on the 'door step' such as Nationwide HQ. In addition the Marriott Hotel & Leisure Club can be also be found within a short walk as well as Broome Manor Golf Complex, Lawn Woods, the Polo Ground, Coate Water Country Park, the beautiful Town Gardens and a variety of reputable schools can be found within close proximity. Externally there is a fully enclosed and professionally landscaped rear garden boasting a SOUTH EASTERLY facing aspect and a block paved driveway providing off street parking to the front aspect for C. 3-4 vehicles.

* TO FULLY APPRECIATE THIS WONDERFUL PROPERTY, MILES BYRON WOULD HIGHLY RECOMMEND CONFIRMING YOUR APPOINTMENT TO VIEW AS SOON AS POSSIBLE *

Council Tax Band: D (Swindon Borough Council)
Tenure: Freehold
Parking options: Driveway, Off Street
Garden details: Enclosed Garden, Rear Garden

MODERN & STYLISH FIRST FLOOR BATHROOM, DOWNSTAIRS CLOAKROOM/W.C./SHOWER ROOM, TWO RECEPTION ROOMS, A MODERN BATHROOM & KITCHEN + UTILITY. DRIVEWAY PARKING | 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/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		
(69-80) C		76
(55-68) D	58	
(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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