



Cross Street, Old Town, Swindon
Offers Over £200,000

NO ONWARD CHAIN * THE PERFECT FIRST-TIME PURCHASE * A DECEPTIVELY SPACIOUS HOME

*** VIEWINGS TO COMMENCE FROM:
SATURDAY 20TH JUNE ***

*** NO ONWARD CHAIN *** THE
PERFECT FIRST-TIME PURCHASE ***
A DECEPTIVELY SPACIOUS HOME
BOASTING: 2 DOUBLE BEDROOMS
*** LIVING ACCOMMODATION
SITUATED OVER THREE FLOORS ***
A STYLISHLY PRESENTED OPEN
PLAN LIVING/DINING ROOM ***
KITCHEN/BREAKFAST ROOM &
BATHROOM TO THE LOWER
GROUND LEVEL *** ATTRIBUTES
INCLUDE: UPVC DOUBLE GLAZING
AND GAS RADIATOR CENTRAL
HEATING.

MILES BYRON are delighted to offer
FOR SALE this stylishly presented
Victorian built terraced home located
within the desirable Old Town area of
Swindon. This delightful property is
conveniently located within a short
walk to amenities, the Town Gardens
and the railway station. To fully
appreciate, a viewing is highly
recommended!

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

**BOASTING: 2 DOUBLE BEDROOMS ** LIVING ACCOMMODATION SITUATED OVER THREE FLOORS **
A STYLISHLY PRESENTED OPEN PLAN LIVING/DINING ROOM * KITCHEN/BREAKFAST ROOM &
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.

Ground Floor

Approx. 25.2 sq. metres (271.1 sq. feet)
(excluding Balcony)



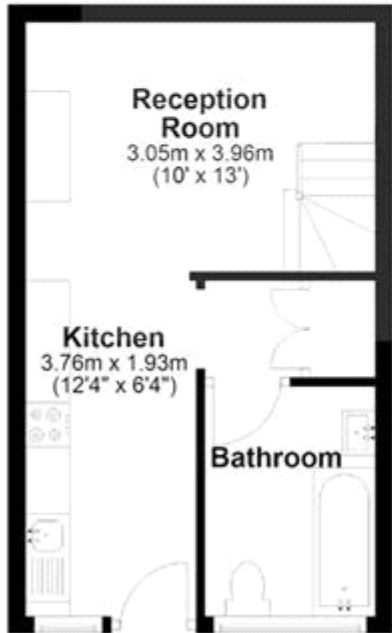
First Floor

Approx. 25.0 sq. metres (269.0 sq. feet)



Basement

Approx. 27.5 sq. metres (295.8 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	85
(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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