



Marlborough Road, Old Town, Swindon
Offers Over £475,000

* NO CHAIN * IN EXCESS OF 1800 SQ FT / 170 SQ METERS OF SPACIOUS LIVING

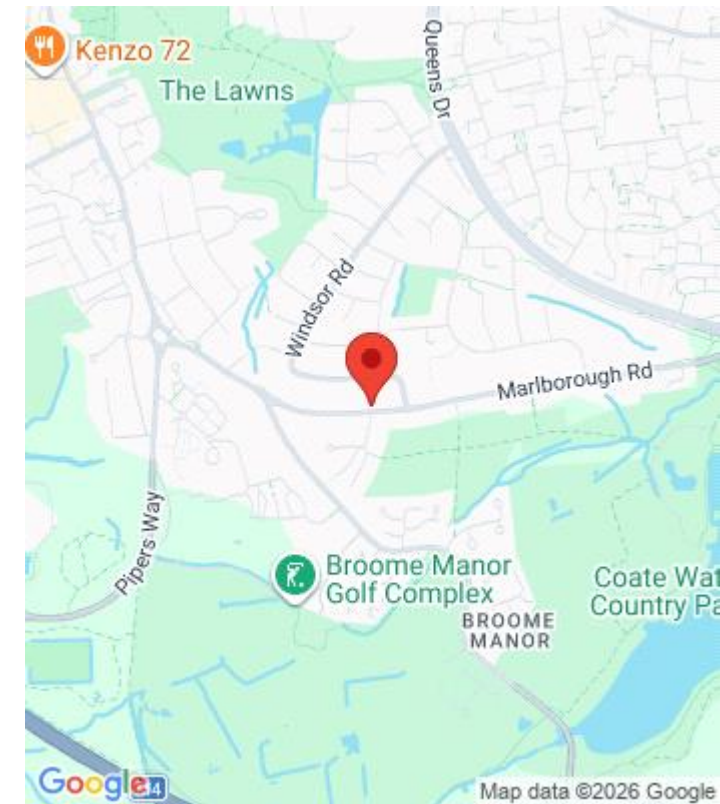
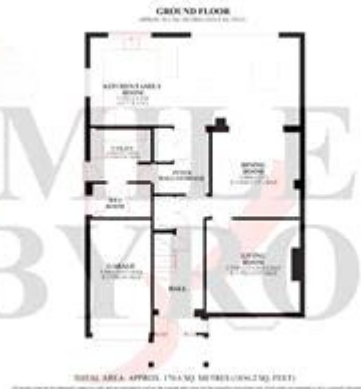
*** ALL VIEWINGS TO COMMENCE
FROM: MONDAY 28TH APRIL 2025 ***
NO ONWARD CHAIN * IN EXCESS OF
1800 SQ FT / 170 SQ METERS OF
SPACIOUS LIVING ACCOMMODATION
* 4 DOUBLE BEDROOMS * WET
ROOM TO THE GROUND FLOOR,
TWO EN-SUITE SHOWER ROOMS +
FAMILY BATHROOM WITH ROLL TOP
BATH TO THE FIRST FLOOR * An
EXTENDED semi detached family
home, occupying a generous size plot
boasting a professionally landscaped
rear garden offering a high degree of
privacy, block paved driveway providing
ample off road parking + garage to the
front aspect of the property. MILES
BYRON are delighted to offer FOR
SALE this deceptively spacious and
very impressive family sized home
located along the very sought after
Marlborough Road in Old Town. This
delightful property provides excellent
access to amenities such as the
vibrant Old Town and Greenbridge
Retail Park as well as offering superb
access to major road links such as the
A419 & J.15 of the M4 Motorway and in
addition; a short distance to the Great
Western Hospital, Coate Water
Country Park, the Savernake
Arboretum & the Polo Ground. The
living accommodation briefly
comprises: Reception hallway, wet
room, C.28ft x 11ft 'open plan'
kitchen/family room, separate utility,
dining area & living room. To the first
floor there 4 spacious double
bedrooms, two en-suite shower rooms
+ family bathroom. To fully appreciate
this amazing property, MILES BYRON
would highly recommend confirming
an appointment to view as soon as
possible!

Tenure: Freehold
Parking options: Off Street
Garden details: Private Garden
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains

ACCOMMODATION " 4 DOUBLE BEDROOMS " WET ROOM TO THE GROUND FLOOR, TWO EN-
SUITE SHOWER ROOMS + FAMILY BATHROOM WITH ROLL TOP BATH TO THE FIRST FLOOR *
EXTENDED semi detached home | Freehold **SOLD**



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		
(92-100) 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
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