



WALCOT ROAD, OLD WALCOT, SWINDON **SOLD**

OFFERS OVER £300,000 Freehold

*** A MUST VIEW HOME *** OFFERED FOR SALE WITH NO ONWARD CHAIN *** MILES BYRON ARE DELIGHTED TO OFFER 'FOR SALE' THIS EXTENDED & STYLISHLY PRESENTED 3 BEDROOM SEMI DETACHED FAMILY HOME WHICH HAS BEEN STYLISHLY PRESENTED THROUGHOUT BY THE CURRENT OWNER * DESIRABLE 'OLD WALCOT' LOCATION *

*** A MUST VIEW HOME - EXTENSION POTENTIAL (S.T.P.P) *** OFFERED FOR SALE WITH NO ONWARD CHAIN *** MILES BYRON ARE DELIGHTED TO OFFER 'FOR SALE' THIS EXTENDED & STYLISHLY PRESENTED SEMI DETACHED FAMILY HOME WHICH HAS BEEN STYLISHLY PRESENTED THROUGHOUT BY THE CURRENT OWNER * DESIRABLE 'OLD WALCOT' LOCATION * CLOSE PROXIMITY TO BOTH OLD TOWN & THE TOWN CENTRE AMENITIES AS WELL AS QUEENS PARK & GARDENS * A SHORT WALK TO REPUTABLE SCHOOLS & THE RAILWAY STATION * DRIVEWAY PARKING TO THE FRONT/SIDE FOR C. 3 VEHICLES * IN ADDITION THIS DELIGHTFUL PROPERTY HAS A GENEROUS IN SIZE & FULLY ENCLOSED REAR GARDEN WHICH BOASTS A SOUTH FACING ASPECT. OTHER ATTRIBUTES INCLUDE: UPVC DOUBLE GLAZING, GAS RADIATOR CENTRAL HEATING, AN IMPRESSIVE IN SIZE DUAL ASPECT LIVING/DINING ROOM, A MODERN & STYLISH KITCHEN * TO THE FIRST FLOOR THERE ARE: 3 BEDROOMS (2 DOUBLES AND 1 SINGLE) + A BATHROOM.

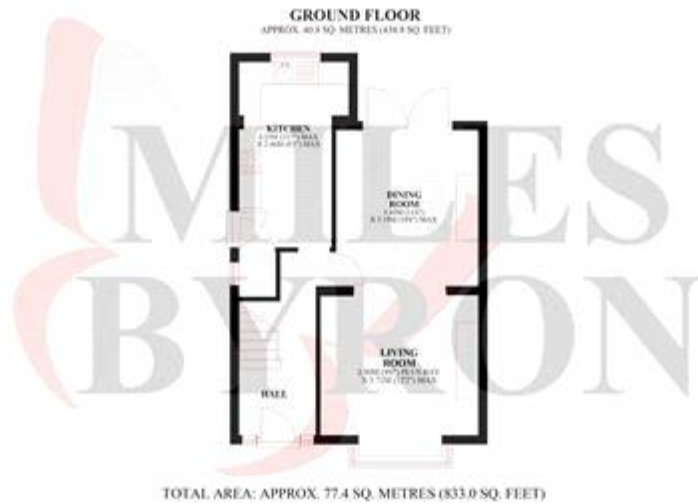
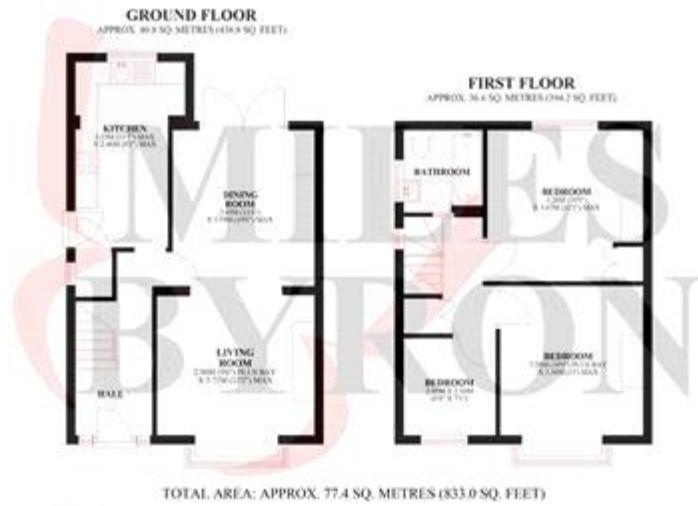
MILES BYRON would highly recommend confirming your appointment to VIEW AS SOON AS POSSIBLE!

AGENTS NOTE: The homeowner is currently in the process of purchasing the FREEHOLD to the property through the appointed solicitors.

Tenure: Freehold
Parking options: Driveway, Off Street
Garden details: Enclosed Garden, Rear Garden
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains



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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	72	85
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.



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/fitments 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.