



**Western Street, Old Town, Swindon**  
**Guide Price £250,000**

Sought After Location \* Close Proximity To Amenities, reputable schools and within a short walk to the

\*\*\* 1100 SQ FT / 101 SQ METERS OF  
IMPRESSIVE & DECEPTIVELY  
SPACIOUS LIVING ACCOMMODATION  
+ CELLAR SPACE \*\*\*

\*\*\* A MUST VIEW HOME \*\*\* Sought  
After Old Town Location \*\*\* Close  
Proximity To Amenities, reputable  
schools and within a short walk to the  
beautiful Town Gardens \*\*\* Attributes  
include: 3 DOUBLE BEDROOMS \*\*\* A  
GROUND FLOOR BATHROOM + A  
FIRST FLOOR SHOWER ROOM WITH  
W.C. \*\*\* ACCESS TO A SMALL  
CELLAR SPACE (IDEAL FOR  
ADDITIONAL STORAGE) \*\*\* TWO  
RECEPTION ROOMS \*\*\* MODERN,  
STYLISH & SOCIABLE OPEN PLAN  
KITCHEN / DINING ROOM \*\*\* A  
SEPARATE UTILITY/LOBBY AREA \*\*\* A  
MODERN FITTED CENTRAL HEATING  
BOILER \*\*\* NEWLY FITTED CARPETS  
\*\*\* A PRIVATE & LOW IN  
MAINTENANCE REAR GARDEN  
PROVIDING A HIGH DEGREE OF  
PRIVACY \*\*\*

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

Beautiful Town Gardens ~ Attributes include: 3 DOUBLE BEDROOMS ~ A GROUND FLOOR BATHROOM  
+ A FIRST FLOOR SHOWER ROOM WITH W.C. \* ACCESS TO A CELLAR | 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.



GROUND FLOOR  
APPROX. 101.70 METRES/1046 SQ. FEET



GROUND FLOOR  
APPROX. 101.70 METRES/1046 SQ. FEET



FIRST FLOOR  
APPROX. 101.70 METRES/1046 SQ. FEET



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92-)                                       | A       |                         |
| (81-91)                                     | B       | 87                      |
| (69-80)                                     | C       | 72                      |
| (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](mailto:richard@milesbyron.com) Website: [www.milesbyron.com](http://www.milesbyron.com)