



Bowling Green Lane, Westlecot Road, Old Town
Guide Price £650,000

A delightful & very spacious, DETACHED bungalow which can be found located along one of Old Town's

*** Viewings to commence from:
Saturday 1st August ***

*** C.1330 SQ FT / 123 SQ METERS
OF ACCOMMODATION (INCLUDING
THE SIZE OF THE GARAGE).

MILES BYRON are delighted to offer this unique opportunity to purchase this delightful and very spacious, DETACHED bungalow positioned on a generous in size plot which can be found located along one of Old Towns most desirable no-through roads. Close proximity to amenities as well as regular public transport if required. This delightful property boasts enviable, far reaching front aspect views over countryside and benefits from having a beautifully tended and a private rear garden. The stylishly presented & recently refurbished living accommodation briefly comprises: Entrance porch, entrance hall, three double bedrooms, a very spacious, light and airy, dual aspect living/dining room, a modern kitchen and separate utility room. In addition there is a large 4-piece bathroom and an additional cloakroom/W.C. Externally there is a single garage and a driveway. To fully appreciate this exceptional home, we would highly recommend confirming an appointment to VIEW AS SOON AS POSSIBLE.

Council Tax Band: F (Swindon
Borough Council)
Tenure: Freehold
Parking options: Driveway, Garage, Off
Street
Garden details: Enclosed Garden,
Front Garden, Rear Garden
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains

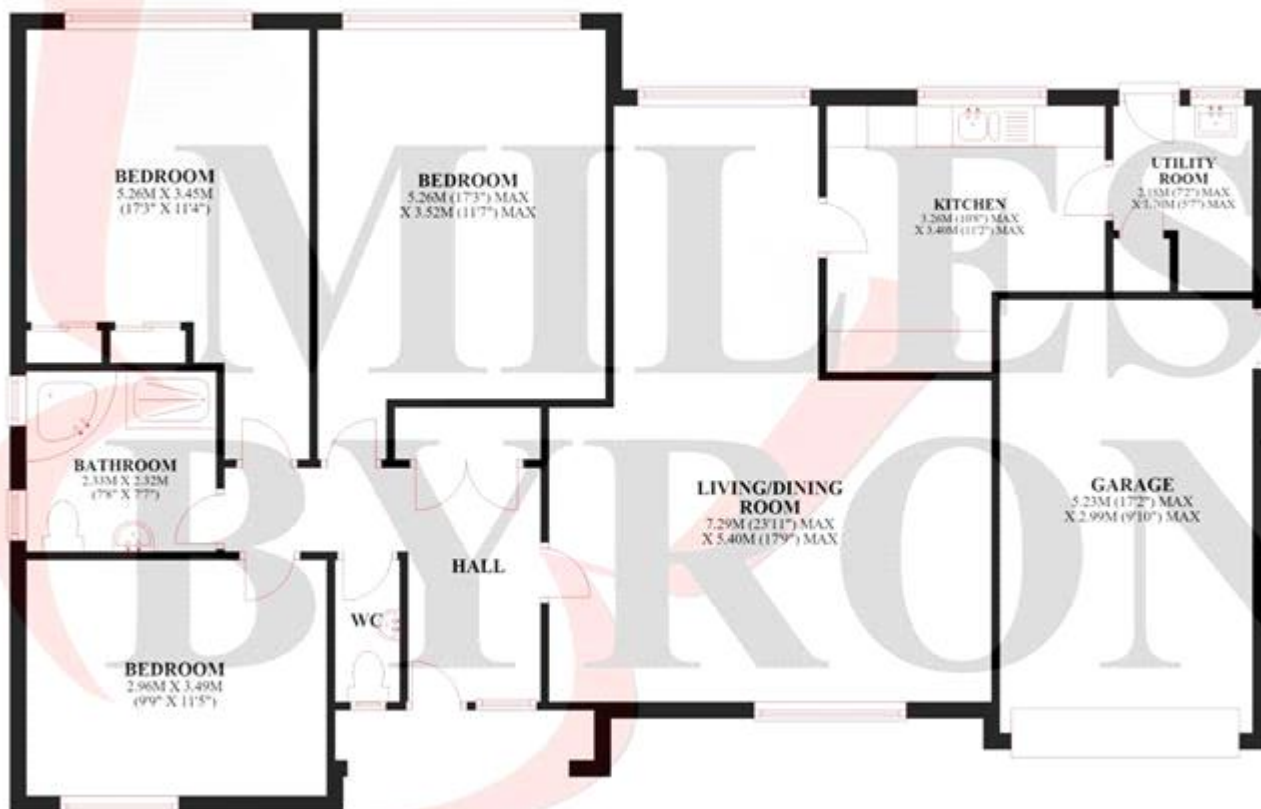
most desirable no-through roads. A short walk to amenities. In addition there is a large & private rear garden, driveway parking + a single garage. | Freehold



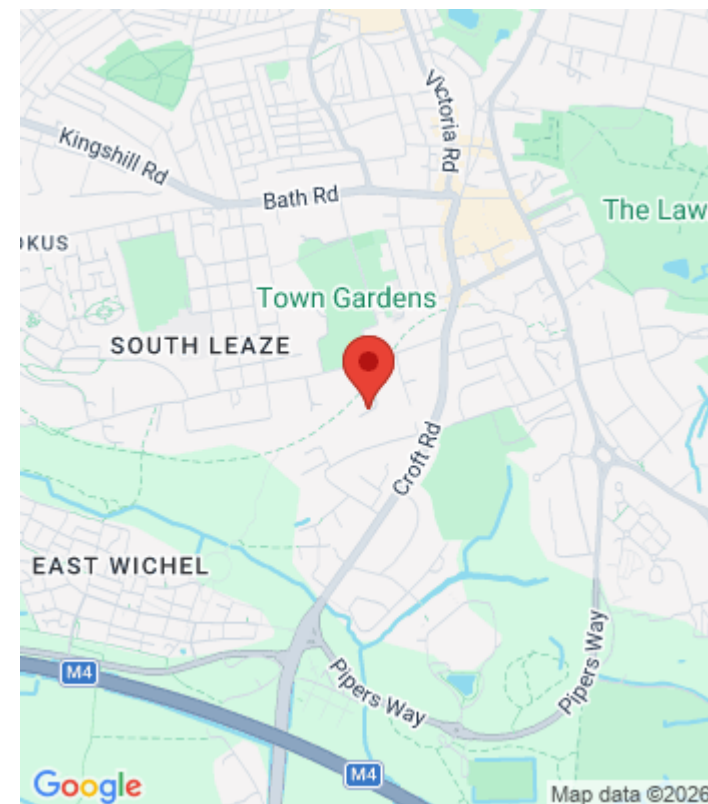
Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, 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.

PROPERTY LAYOUT

APPROX. 123.4 SQ. METRES (1328.6 SQ. FEET)



TOTAL AREA: APPROX. 123.4 SQ. METRES (1328.6 SQ. FEET)



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		
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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