



Kent Road, Old Town, Swindon
Offers Over £375,000

IN EXCESS OF C. 1600 SQ FT / 150 SQ METERS OF LIVING SPACE * SHOW HOME CONDITION &

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SHOW HOME CONDITION &
PRESENTATION *** A MUST VIEW &
EXTENDED FAMILY HOME BOASTING:
OFF STREET PARKING TO THE
REAR, A SOUTH FACING REAR
GARDEN *** 4 BEDROOMS WITH AN
EN-SUITE SHOWER ROOM TO THE
MAIN BEDROOM *** STUNNINGLY
PRESENTED THROUGHOUT *** A
LARGE OPEN PLAN & MODERN
KITCHEN/BREAKFAST ROOM ***
SEPARATE UTILITY ROOM ***
DOWNSTAIRS CLOAKROOM/W.C. ***
STUDY/HOME OFFICE *** LARGE
LIVING ROOM & SEPARATE DINING
AREA & FIRST FLOOR BATHROOM ***

MILES BYRON are delighted to offer
this EXCEPTIONAL & VERY
ATTRACTIVE red brick, bay fronted,
Victorian built SEMI DETACHED home
which is located within a short walk to
amenities, reputable schools and the
beautiful Town Gardens.

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

PRESENTATION " A MUST VIEW & EXTENDED FAMILY HOME BOASTING: OFF STREET PARKING
TO THE REAR, A SOUTH FACING REAR GARDEN * 4 BEDROOMS + AN EN-SUITE SHOWER ROOM
TO BEDROOM ONE | Freehold **SOLD STC**



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.

Approximate Area = 1619 sq ft / 150.4 sq m
For identification only - Not to scale



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		
	70	83
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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