



Alvescot Road, Old Walcot, Swindon
Offers Over £325,000

EXTENSION POTENTIAL (S.T.P.P) *** A STYLISHLY PRESENTED SEMI DETACHED FAMILY HOME

*** PROPERTY LAUNCH EVENT:
VIEWINGS TO COMMENCE FROM:
NEXT SATURDAY - 8TH AUGUST ***

*** LARGE CORNER PLOT GARDENS
*** SOUGHT AFTER LOCATION ***
QUIET & END OF CUL-DE-SAC
POSITION *** 3 BEDROOMS (2
DOUBLES & 1 SINGLE) + FIRST
FLOOR BATHROOM *** SPACIOUS
OPEN PLAN KITCHEN/BREAKFAST
DINING ROOM, UTILITY AREA &
SEPARATE LIVING ROOM ***

*** A MUST VIEW HOME - EXTENSION
POTENTIAL TO THE REAR ASPECT
(S.T.P.P) *** MILES BYRON ARE
DELIGHTED TO OFFER 'FOR SALE'
THIS STYLISHLY PRESENTED SEMI
DETACHED FAMILY HOME *** 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
FOR C. 2 VEHICLES *** OTHER
ATTRIBUTES INCLUDE: UPVC
DOUBLE GLAZING (A MAJORITY HAS
BEEN REPLACED WITH NEW IN C.
2022, GAS RADIATOR CENTRAL
HEATING VIA A COMBINATION
BOILER - RECENTLY SERVICED IN C.
2026, NEWLY FITTED FLOORING
THROUGHOUT - REPLACED IN C.
2022 *** SPACE & PLUMBING HAS
BEEN CREATED TO ACCOMMODATE
A DISHWASHER IN THE KITCHEN
AREA + A VENT IN THE UTILITY AREA
HAS ALSO BE CREATED TO
ACCOMMODATE A STANDARD
TUMBLE DRYER ***

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

AGENTS NOTES:

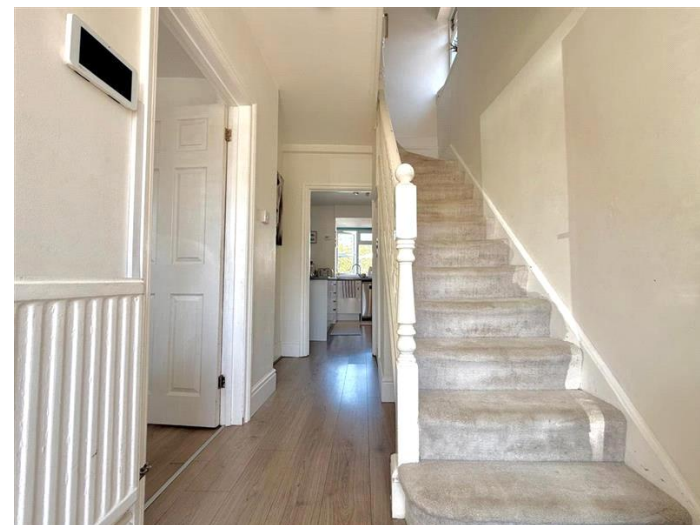
The owners have now found a property
to purchase and once they agree a

***** 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.

sale there will be a COMPLETE CHAIN!

We have been informed by the current owners there is an option to purchase the FREEHOLD TENURE (at an additional cost to the successful buyer). Please discuss further details with your appointed solicitor.

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



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/fixings 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.



Viewing by appointment only
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