



Eastcott Hill, Old Town, Swindon
Guide Price £185,000

LOCATED WITHIN OLD TOWN *** SCOPE/POTENTIAL TO EXTEND (S.T.P.P.). Being SOLD with NO

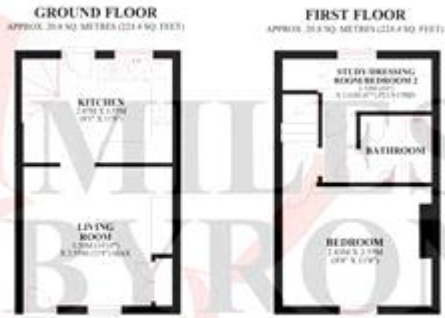
*** ENERGY PERFORMANCE CERTIFICATE (E.P.C.) CURRENT RATING (C) *** A MUST VIEW HOME LOCATED WITHIN THE VERY POPULAR 'OLD TOWN' AREA OF SWINDON *** 1 BEDROOM (ONE DOUBLE BEDROOM & ONE SMALL SINGLE/STUDY SIZED ROOM). SCOPE/POTENTIAL TO EXTEND (S.T.P.P.). Being SOLD with NO ONWARD CHAIN *** RECENTLY REFURBISHED & READY TO MOVE INTO * THE PERFECT FIRST-TIME / INVESTMENT OR DOWNSIZE PROPERTY *** ATTRIBUTES INCLUDE: A LARGER THAN AVERAGE SIZE (FOR THE AREA) REAR GARDEN WHICH IN TURN CAN BE FOUND FULLY ENCLOSED (MEASURING APPROXIMATELY 80FT IN LENGTH) *** A BRAND NEW FIRST FLOOR BATHROOM *** BRAND NEW KITCHEN *** NEW FLOOR COVERINGS/CARPETS THROUGHOUT *** NEWLY FITTED ELECTRIC CONSUMER UNIT/BOX *** NEWLY FITTED COMBINATION CENTRAL HEATING BOILER WITH C.10 YEAR GUARANTEE (WORCESTER BOSCH 4000 FITTED IN JUNE 2023) *** MILES BYRON are delighted to offer For Sale this stylishly presented terraced home. This wonderful property provides convenient access and a short walk to local amenities such as a variety of small boutique style businesses, restaurants, cafes & public houses as well as local reputable schools, bus / railway station and not forgetting the beautiful Town Gardens. To fully appreciate this delightful property, we would highly recommend confirming your appointment to view as soon as possible!

ONWARD CHAIN **** RECENTLY REFURBISHED & READY TO MOVE INTO * THE PERFECT FIRST-TIME / INVESTMENT OR DOWNSIZE PROPERTY WITH THE ADDED BENEFIT OF A GREAT SIZE REAR GARDEN. | Freehold **SOLD**

Tenure: 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.



TOTAL AREA: APPROX. 41,7 SQ. METRES (448.8 SQ. FEET)

All images used are for illustrative purposes only and are intended to convey the concept and vision for the proposed development only. Floor plans are intended to give a general indication of the proposed layout only. All images and dimensions are not intended to form part of any contract or warranty. Plan produced using PlanIt.

GROUND FLOOR
APPROX. 20.4 SQ. METRES (224.4 SQ. FEET)



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FIRST FLOOR
APPROX. 20.4 SQ. METRES (224.4 SQ. FEET)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			92
(81-91) B			
(69-80) C			
(55-68) D		69	
(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 Website: www.milesbyron.com