



Bankside, Okus, Old Town, Swindon
Guide Price £295,000

* Desirable Old Town Location & quiet cul-de-sac position * A well presented and much improved SEMI

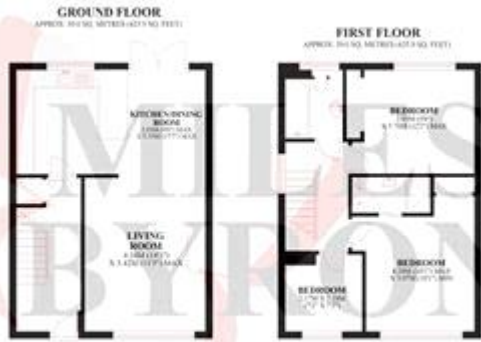
* A MUST VIEW HOME! * Desirable Okus, Old Town Location & quiet cul-de-sac position * MILES BYRON are delighted to offer 'For Sale' this well presented and much improved SEMI DETACHED home boasting: 3 BEDROOMS (an en-suite shower room to the main bedroom) This property provides delightful, elevated views over a small wood copse, superb access to amenities, reputable schooling and the Town Gardens can also be found within a short walk. The deceptively spacious property offers an 'open plan' kitchen/dining room (kitchen includes integrated appliances such as washing machine, dishwasher and under counter fridge and freezer. A generous in size living room, a fully enclosed and tiered, SOUTH EASTERLY FACING REAR GARDEN. This wonderful property also benefits from having a garage/workshop with scope / potential to convert (S.T.P.P) and a driveway providing off street parking. To fully appreciate the 'homely & welcoming feel' this property offers , we would highly recommend contacting our Swindon, Old Town office to arrange and confirm your appointment to view as soon as possible! Thank you!

DETACHED home boasting: 3 BEDROOMS (an en-suite shower room to the main bedroom). Close proximity to amenities & schools. | Freehold

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. 79.1 SQ. METRES (851.8 SQ. FEET)

All figures based on the dimensions presented and are intended to convey the average wall areas for the properties advertised only. These plans are intended to give a general indication of the proposed layout only. All figures are approximate and not intended to form part of any contract or warranty. Plans produced using Plot24.

GROUND FLOOR
APPROX. 29.5 SQ. METRES (319.2 SQ. FEET)



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FIRST FLOOR
APPROX. 29.5 SQ. METRES (319.2 SQ. FEET)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		82
(55-68) D	64	
(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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