



**Okus, Old Town, Swindon**  
**Guide Price £360,000**

C.1500 SQ FT OF LIVING SPACE + DETACHED GARAGE (TOTAL = C.1700) \*\*\* VERSATILE LIVING



\*\*\* THE PERFECT FAMILY SIZED HOME \*\*\* C.1500 SQ FT OF LIVING SPACE + DETACHED GARAGE (TOTAL = C.1700) \*\*\* VERSATILE LIVING ACCOMMODATION SITUATED OVER THREE FLOORS \*\*\* 4 GENEROUS SIZE BEDROOMS \*\*\* DOWNSTAIRS W.C., FIRST FLOOR BATHROOM + EN-SUITE SHOWER ROOM TO THE MAIN BEDROOM. IN ADDITION THE MAIN BEDROOM HAS DOUBLE OPENING DOORS WHICH LEADS TO A JULIET STYLE BALCONY WHICH IN TURN OFFERS DELIGHTFUL FRONT ASPECT VIEWS OVERLOOKING THE CRESCENT / GREEN SPACE OF CELSUS GROVE IN OKUS, OLD TOWN. THERE ARE ALSO TWO SEPARATE RECEPTION ROOMS \*\*\* A LARGE, OPEN PLAN KITCHEN/DINING/FAMILY ROOM MEASURING C.21' X 16' \*\*\* A FULLY ENCLOSED REAR GARDEN + A DETACHED GARAGE \*\*\* MILES BYRON are delighted to offer for sale, this very spacious four bedroom property, located within this much sought after area of Okus in Old Town.

This property provides superb access to amenities as well as being within a short walk/commute to reputable schools as well as the beautiful Town Gardens.

Tenure: Freehold

ACCOMMODATION SITUATED OVER THREE FLOORS \*\*\*\*\* 4 GENEROUS SIZE BEDROOMS \*\*\*\*\* DOWNSTAIRS W.C., FIRST FLOOR BATHROOM + EN-SUITE SHOWER ROOM TO THE MAIN BEDROOM. | 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.

