



**Okus, Old Town, Swindon**  
**Guide Price £290,000**

1300 SQ FT / 120 SQ METERS (INCLUDING THE GARAGE/STORAGE SPACE). MILES BYRON are

**\*\*\* A MUST VIEW HOME! \*\*\* 1300 SQ FT / 120 SQ METERS (INCLUDING THE GARAGE/STORAGE SPACE).** MILES BYRON are delighted to offer 'For Sale' this deceptively spacious terraced town house with living accommodation situated over three floors. Located within the very desirable residential area of Okus, Old Town, Swindon. This delightful family home provides versatile living accommodation which includes: Entrance hall, cloakroom/W.C., kitchen/dining room, separate utility room + a study area. To the first floor there is a spacious living room with double doors leading onto a large balcony plus a bedroom and shower room. To the second floor there are two further bedrooms, shower room and a separate bathroom. In addition to the the large balcony on the first floor there is a small, low in maintenance rear garden.

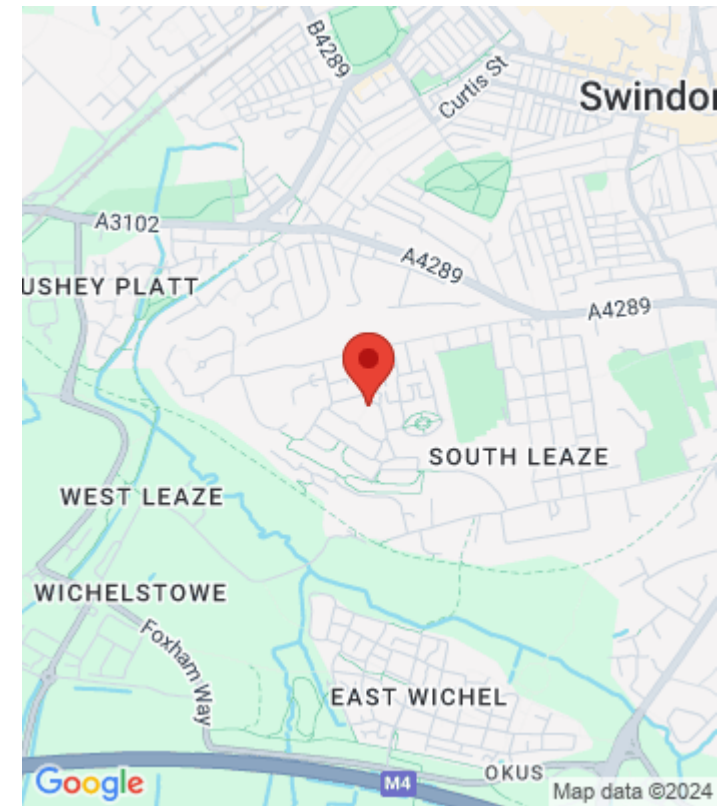
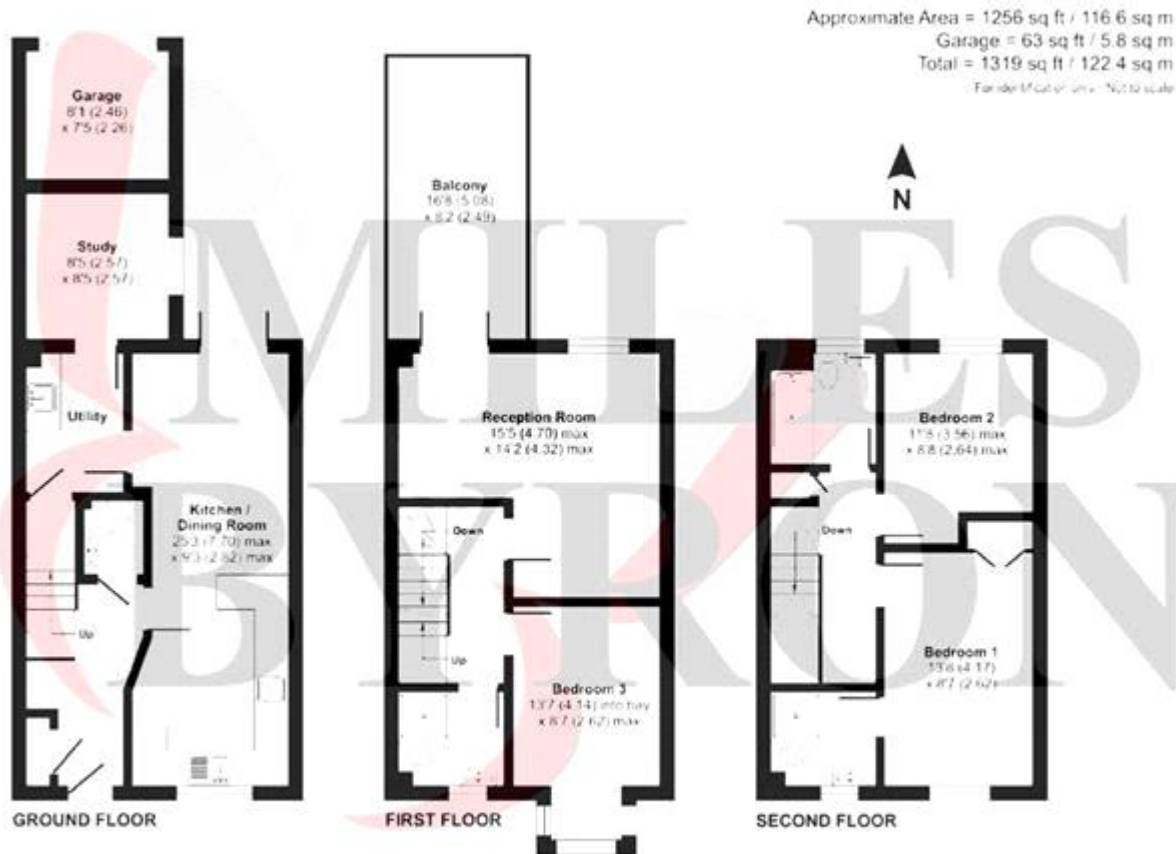
This property is conveniently located and in turn is a short walk/commute to amenities, local reputable schooling and the beautiful Town Gardens. The location also provides great access to major road links such as the A419, Junction 15 of the M4 Motorway, The Great Western Hospital & the Railway Station. In addition there are also large companies located within close proximity such as Nationwide, Intel & Amazon.

Tenure: Freehold

delighted to offer 'For Sale' this deceptively spacious terraced town house with living accommodation situated over three floors boasting 3 BEDROOMS + THREE BATHROOMS | 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		88
(55-68)	D	78	
(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.