



**Folkestone Road, Old Town, Swindon**  
**Guide Price £250,000**

Offered FOR SALE with NO ONWARD CHAIN! MILES BYRON are delighted to offer For Sale this

\*\*\* Property Launch Event: Saturday -  
10th August 2024 \*\*\*

\*\*\* The Perfect First-Time/Investment  
Purchase \*\*\*

Situated Along A Very Popular Road In  
Old Town, Swindon - A Short Walk To  
Local Amenities Such As A Variety Of  
Small Boutique Businesses,  
Restaurants, Cafes, Public Houses,  
Reputable Schools As Well As The  
Beautiful Town Gardens

Offered FOR SALE with NO ONWARD  
CHAIN!

\*\*\* C.800 SQ FT / 74 SQ METERS OF  
LIVING SPACE \*\*\* MILES BYRON are  
delighted to offer For Sale this  
RECENTLY RE-FURBISHED END OF  
TERRACE HOME BOASTING: 3  
BEDROOMS, A FULLY ENCLOSED,  
SOUTH FACING REAR GARDEN +  
DRIVEWAY PARKING TO THE REAR.  
The Deceptively Spacious Living  
Accommodation Briefly Comprises: A  
Spacious 'Open Plan'  
Living/Dining/Kitchen area measuring  
C. 32ft in length, Rear Lobby & A  
Spacious Bathroom Comprising: A  
Large Corner Bath With Shower Over.  
To The First Floor There Are 3  
BEDROOMS. Externally There Is A Fully  
Enclosed Rear Garden + DRIVEWAY  
PARKING.

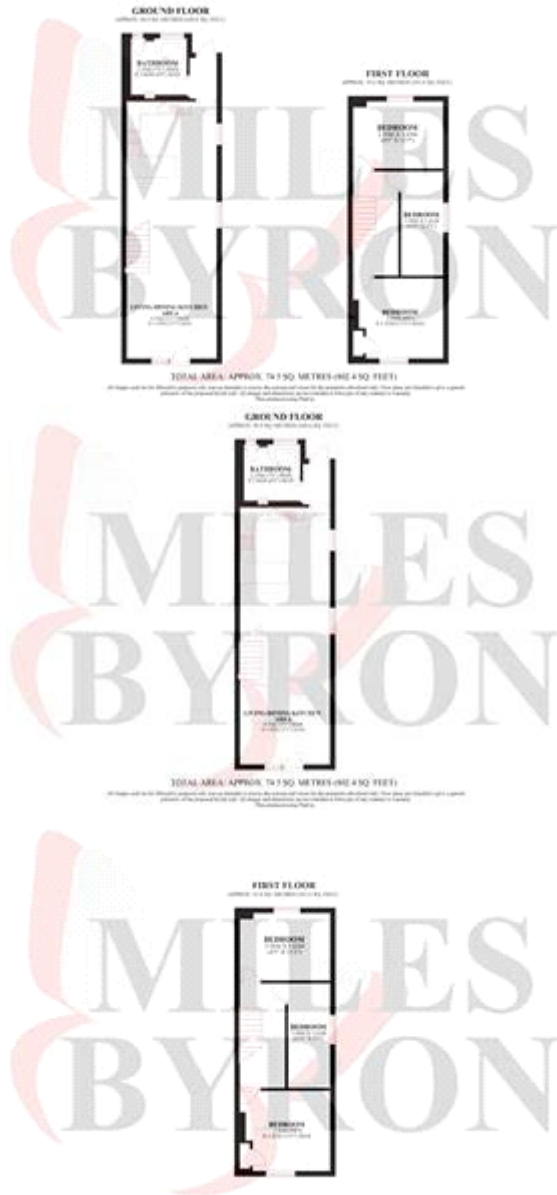
To fully appreciate this wonderful  
property, we would highly  
recommended confirming an  
appointment to VIEW AS SOON AS  
POSSIBLE!

Tenure: Freehold

**RECENTLY RE-FURBISHED END OF TERRACE HOME BOASTING: 3 BEDROOMS, A FULLY  
ENCLOSED, SOUTH FACING REAR GARDEN + DRIVEWAY PARKING TO THE REAR. | 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.



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92-100) <b>A</b>                           |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
|   | <b>67</b>               | <b>85</b> |
| <b>England &amp; Wales</b>                  | 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](mailto:richard@milesbyron.com) Website: [www.milesbyron.com](http://www.milesbyron.com)