



Westmorland Road, Swindon
Guide Price £365,000

AN EXTENDED & STYLISHLY PRESENTED SEMI DETACHED FAMILY HOME BOASTING 3 DOUBLE

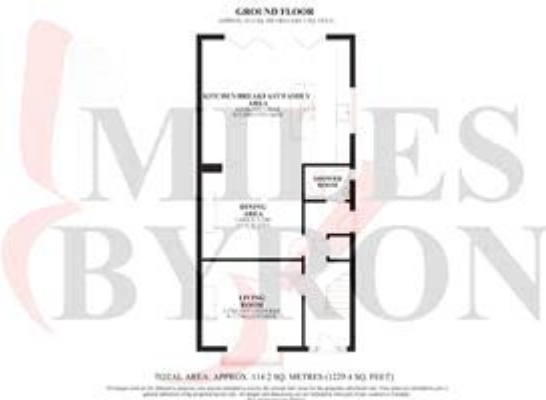
*** A MUST VIEW HOME *** MILES BYRON ARE DELIGHTED TO OFFER 'FOR SALE' THIS EXCEPTIONAL, EXTENDED & STYLISHLY PRESENTED SEMI DETACHED FAMILY HOME BOASTING 3 DOUBLE BEDROOMS WHICH HAS BEEN RENOVATED TO A HIGH STANDARD THROUGHOUT * CENTRALLY LOCATED IN BETWEEN THE DESIRABLE 'OLD TOWN & OLD WALCOT' RESIDENTIAL AREAS * CLOSE PROXIMITY TO AMENITIES, AS WELL AS QUEENS PARK & GARDENS * A SHORT WALK TO REPUTABLE SCHOOLS & THE RAILWAY STATION * DRIVEWAY PARKING FOR C.2-3 VEHICLES + STORAGE CABIN / HOME OFFICE. The beautifully presented & deceptively spacious family sized home which boasts C.1200 SQ FT / 111 SQ METERS OF IMPRESSIVE LIVING SPACE is situated over two floors comprising: Entrance hallway, downstairs SHOWER ROOM/W.C., living room, a large open plan and very sociable dining / kitchen / breakfast & family space. To the first floor there are 3 DOUBLE BEDROOMS (RECENTLY REFITTED EN-SUITE SHOWER ROOM TO THE MAIN BEDROOM) & A MODERN & STYLISH BATHROOM ***. Externally there is a fully enclosed side & rear (CORNER PLOT) gardens boasting a SOUTH & WESTERLEY facing rear aspect. To fully appreciate this outstanding home, MILES BYRON would highly recommend confirming your appointment to VIEW AS SOON AS POSSIBLE!

BEDROOMS WHICH HAS BEEN RENOVATED TO A HIGH STANDARD THROUGHOUT * CENTRALLY LOCATED IN BETWEEN THE DESIRABLE 'OLD TOWN & OLD WALCOT AREAS. CLOSE PROXIMITY TO AMENITIES & SCHOOLS | 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	83
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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