



Cumberland Road, Old Walcot, Swindon
Guide Price £325,000

DRIVEWAY PARKING TO THE FRONT AND REAR ASPECTS + A DETACHED GARAGE WITH POWER

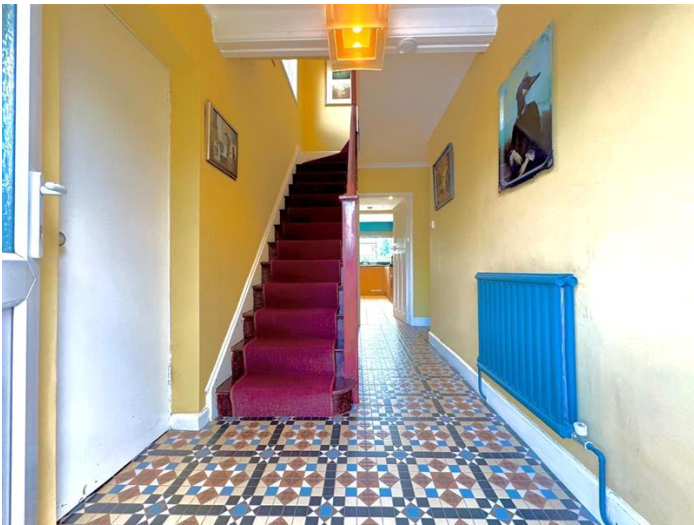
OFFICIAL PROPERTY LAUNCH
EVENT: SATURDAY 17TH AUGUST
2024 (BY APPOINTMENT ONLY).

A MUST VIEW HOME *** MILES
BYRON ARE DELIGHTED TO OFFER
'FOR SALE' THIS EXTENDED &
STYLISHLY PRESENTED SEMI
DETACHED FAMILY HOME WHICH
HAS BEEN WELL MAINTAINED
THROUGHOUT BY THE CURRENT
OWNERS * DESIRABLE 'OLD
WALCOT' LOCATION * CLOSE
PROXIMITY TO BOTH OLD TOWN &
THE TOWN CENTRE AMENITIES AS
WELL AS QUEENS PARK & GARDENS
* A SHORT WALK TO LOCAL
REPUTABLE SCHOOLS & THE
RAILWAY STATION * DRIVEWAY
PARKING TO THE FRONT AND REAR
ASPECTS + A DETACHED GARAGE
WITH POWER & LIGHTING
MEASURING C. 16'4 x 8'4. IN
ADDITION THIS DELIGHTFUL
PROPERTY HAS A GENEROUS IN
SIZE & FULLY ENCLOSED REAR
GARDEN WHICH BOASTS A SOUTH
FACING ASPECT. OTHER
ATTRIBUTES INCLUDE: UPVC
DOUBLE GLAZING, GAS RADIATOR
CENTRAL HEATING, A HOBBIES/PLAY
ROOM, AN IMPRESSIVE IN SIZE.
"OPEN PLAN LIVING/DINING ROOM
WITH STUDY AREA, A MODERN
KITCHEN, UTILITY ROOM + SHOWER
ROOM / W.C. TO THE GROUND
FLOOR. TO THE FIRST FLOOR
THERE ARE 3 BEDROOMS + A
BATHROOM.

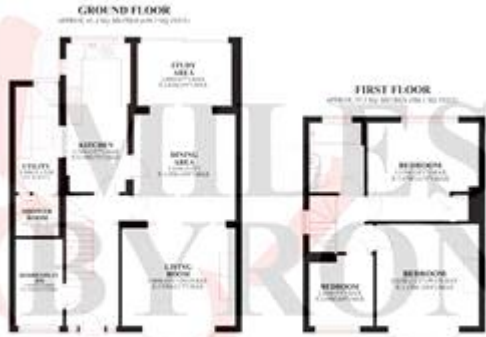
MILES BYRON would highly
recommend confirming your
appointment to VIEW AS SOON AS
POSSIBLE!

Tenure: Leasehold (900 years)
Ground Rent: £0 per year
Service Charge: £0 per year
Peppercorn

**& LIGHTING MEASURING C. 16'4 X 8'4. IN ADDITION THIS DELIGHTFUL PROPERTY HAS A
GENEROUS IN SIZE, SOUTH FACING REAR GARDEN. DOWNSTAIRS SHOWER ROOM / W.C. 3
BEDROOMS + BATHROOM | Leasehold **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.



TOTAL AREA APPROX. 65.5 SQ. METRES (704.8 SQ FEET)

All measurements are given as approximate dimensions for information only. The actual measurements may vary slightly. These plans are intended to provide a general impression of the proposed property only. All measurements are taken from the external face of the property unless otherwise stated.



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FIRST FLOOR
APPROX. 17.75 SQ METRES (191 SQ FEET)



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		
	66	85
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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